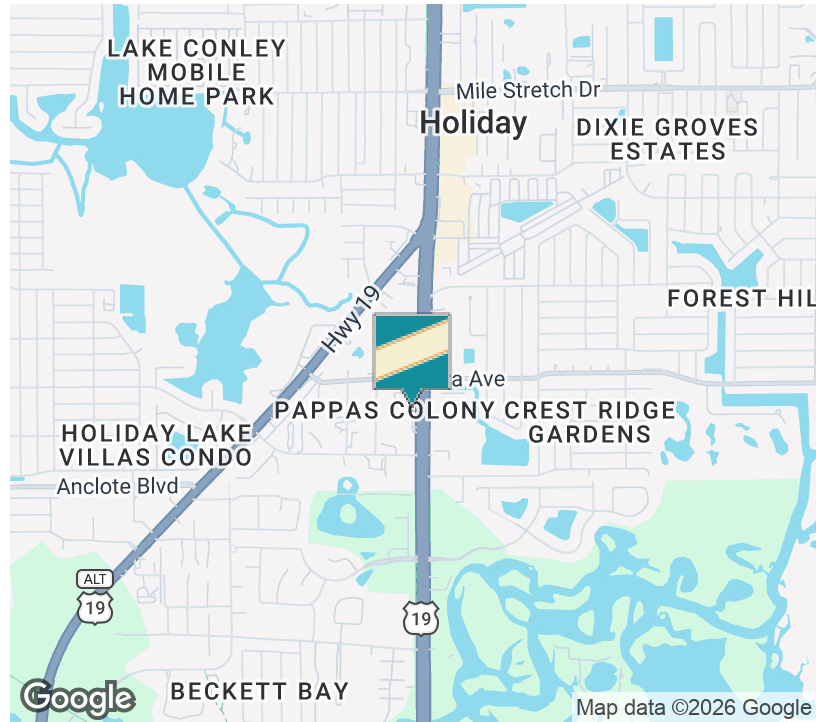




TURNKEY AUTO REPAIR FACILITY ON US HWY 19 | HIGH VISIBILITY & 7 DRIVE-IN BAYS

1137 US Highway 19, Holiday, FL 34691

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,750,000
Available SF:	5,000
Lot Size:	0.5 Acres
Year Built:	1986
Building Size:	5,000 SF
Zoning:	C2
Market:	Tampa Bay
Submarket:	Holiday
Traffic Count:	80,000
Price / SF:	\$350.00
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

DO NOT VISIT THE PROPERTY WITHOUT LISTING AGENTS PRESENT

Strategically located in Holiday, Florida, 1137 US Highway 19 represents a premier commercial offering featuring an established, fully functioning automotive repair shop with excellent market presence. The property consists of a highly durable 5,000 SF standalone concrete structure situated on a 0.50-acre parcel, benefiting from exceptional visibility and approximately 119 linear feet of direct highway frontage.

Designed specifically to handle diverse, high-capacity operations, the building incorporates a versatile seven-bay layout. This includes six 12-foot-tall drive-in bays and an additional 10-foot bay, easily accommodating commercial fleets and oversized vehicles. The infrastructure is thoroughly optimized for an immediate transition of ownership, inclusive of five heavy-duty lifts, a precision alignment system, and three 110-gallon fluid management tanks. Zoned C2, this versatile Pasco County property offers significant long-term value for corporate operators, independent mechanics, or savvy real estate investors.

Please Contact Jim Tanner 727-580-6684 or Jordan Levy 314-477-1593 for further information.

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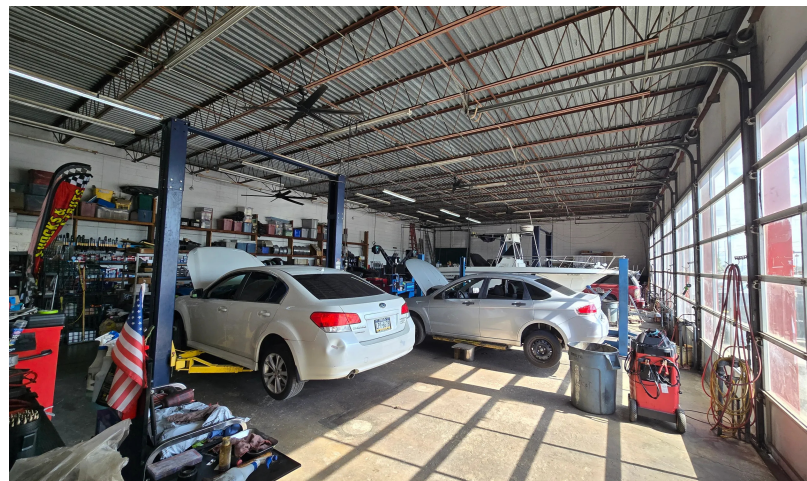
TURNKEY AUTO REPAIR FACILITY ON US HWY 19 | HIGH VISIBILITY & 7 DRIVE-IN BAYS

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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- **Direct US Hwy 19 Exposure:** Outstanding visibility with approximately 119 feet of direct highway frontage on a premier Florida transit corridor.
- **Versatile 7-Bay Setup:** Includes six 12-foot-tall service bays and one 10-foot bay capable of servicing commercial fleets and high-roof vehicles.
- **Turnkey Capital Equipment:** Equipped with 5 operational vehicle lifts and a high-performance alignment machine included.
- **Industrial Fluid Infrastructure:** Includes three 110-gallon oil storage containers for efficient eco-compliant operations.
- **Favorable C2 Zoning:** Highly flexible commercial zoning allows for auto repair, auto sales, parts distribution, or redevelopment.
- **Strong Asset Fundamentals:** 5,000 SF standalone concrete block building situated on a spacious 0.50-acre lot with ample customer parking.



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PROPERTY DESCRIPTION

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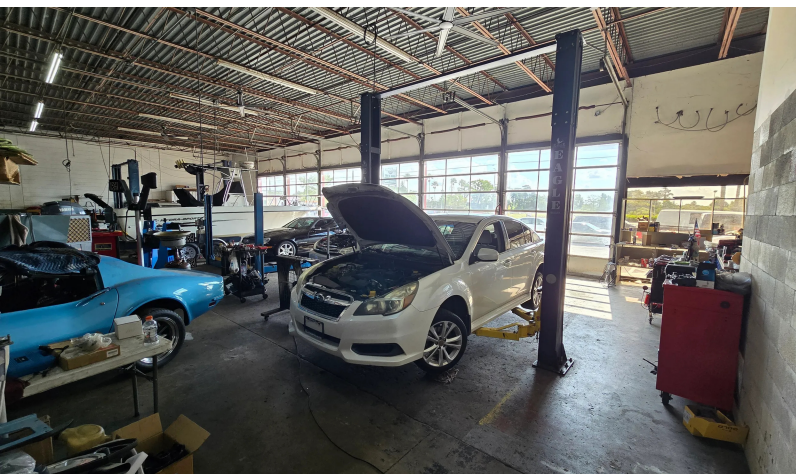
Prime Turnkey Automotive Facility with Maximum US Highway 19 Exposure. Seize a rare opportunity to acquire a highly profitable, fully functioning automotive repair facility strategically positioned directly on the bustling corridor of US Highway 19 in Holiday, Florida. Boasting exceptional visibility and an outstanding daily traffic count, this 5,000 SF freestanding concrete structure sits on a prime 0.50-acre commercial lot with approximately 119 feet of direct highway frontage. Built specifically for high-volume automotive service, the property features a total of seven drive-in service bays. The layout includes six massive 12-foot-tall auto bays and one 10-foot auto bay, perfectly accommodating everything from standard passenger cars to oversized commercial trucks and vans. The facility operates seamlessly with a heavy-duty infrastructure, including five functioning vehicle lifts and a dedicated precision alignment machine. Specialized fluid management is already integrated via three large 110-gallon oil storage containers. Backed by a decades-long footprint in Pasco County, this asset represents the ultimate plug-and-play opportunity for an expanding regional auto brand, an owner-user mechanic looking to scale, or an investor eyeing premium C2-zoned highway real estate.

LOCATION DESCRIPTION

Strategically positioned directly on US Highway 19 in Holiday, Florida, just north of the Pinellas/Pasco County line. Benefits from an immense, steady flow of regional north-south commuter traffic and high proximity to dense residential neighborhoods, auto dealerships, and major retail hubs. Daily traffic count of approximately 80,000 vehicles per day.

POWER DESCRIPTION

3 Phase



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TURNKEY AUTO REPAIR FACILITY ON US HWY 19 | HIGH VISIBILITY & 7 DRIVE-IN BAYS

1137 US Highway 19, Holiday, FL 34691

PROPERTY DETAILS

Sale Price	\$1,750,000
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PROPERTY INFORMATION

Property Type	Industrial
Property Subtype	Manufacturing
Zoning	C2
Lot Size	0.5 Acres
APN #	31-26-16-0120-00A00-0090
Lot Frontage	119 ft
Traffic Count	80000

LOCATION INFORMATION

Building Name	Turnkey Auto Repair Facility on US Hwy 19 High Visibility & 7 Drive-In Bays
Street Address	1137 US Highway 19
City, State, Zip	Holiday, FL 34691
County	Pasco
Market	Tampa Bay
Sub-market	Holiday
Nearest Highway	US HWY 19
Nearest Airport	Tampa international Airport

Amenities	7 Drive-In Service Bays: Complete drive-in accessibility for rapid vehicle turnover.
	Over-Sized Bay Doors: Six (6) 12-foot-tall bays and one (1) 10-foot-tall bay capable of handling high-roof vans, light commercial fleets, and box trucks.
	Heavy Equipment Included: Turnkey operational setup featuring 5 functional vehicle lifts and a dedicated precision alignment machine.
	Bulk Fluid Management: 3 pre-installed 110-gallon industrial oil storage containers.
Reinforced Concrete Slab: Heavy-duty slab foundation engineered to handle vehicle weight and high-impact industrial operations.	

Power	Yes
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PARKING & TRANSPORTATION

Parking Type	Surface
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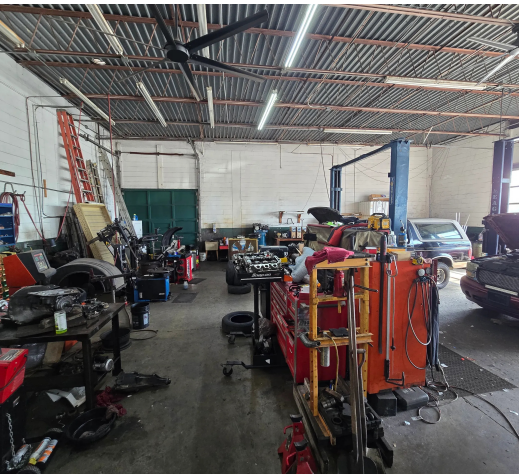
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TURNKEY AUTO REPAIR FACILITY ON US HWY 19 | HIGH VISIBILITY & 7 DRIVE-IN BAYS

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ADDITIONAL PHOTOS



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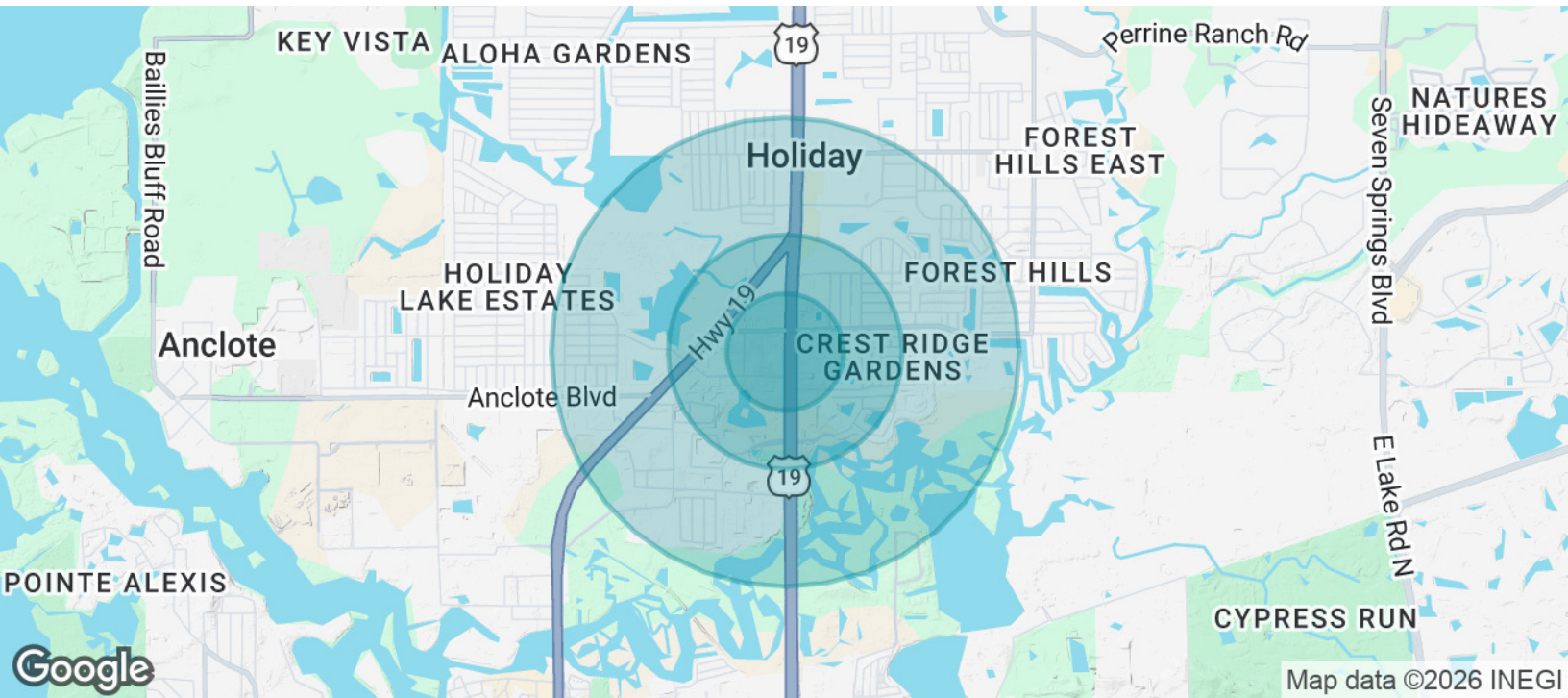
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TURNKEY AUTO REPAIR FACILITY ON US HWY 19 | HIGH VISIBILITY & 7 DRIVE-IN BAYS

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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	751	2,404	8,548
Average Age	47.2	45.5	45.6
Average Age (Male)	46.0	43.6	43.1
Average Age (Female)	49.7	48.2	47.4

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	328	1,049	3,836
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$59,621	\$59,034	\$58,940
Average House Value	\$150,575	\$159,582	\$177,215

2023 American Community Survey (ACS)

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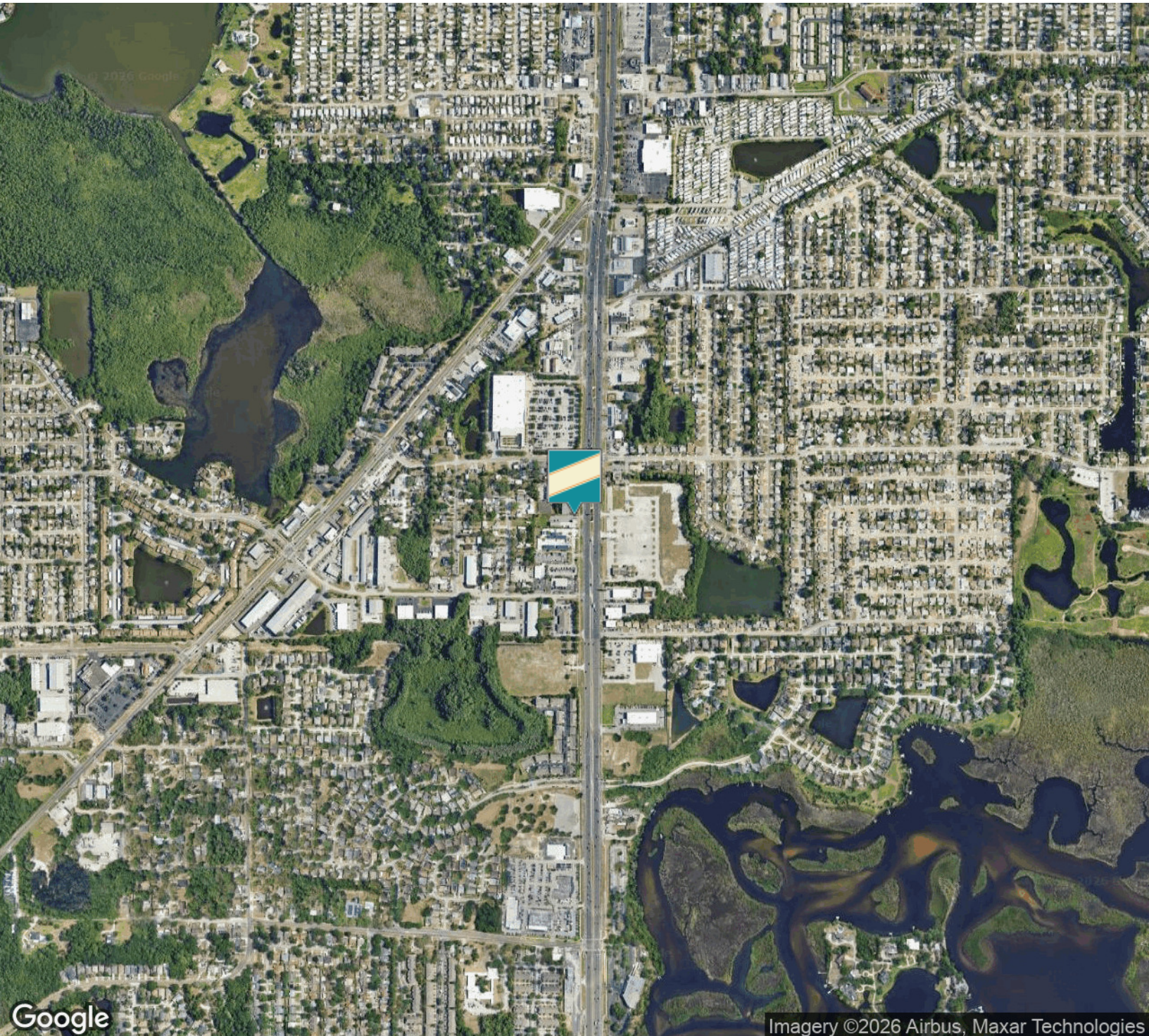
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TURNKEY AUTO REPAIR FACILITY ON US HWY 19 | HIGH VISIBILITY & 7
DRIVE-IN BAYS

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AERIAL MAP



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TURNKEY AUTO REPAIR FACILITY ON US HWY 19 | HIGH VISIBILITY & 7 DRIVE-IN BAYS

1137 US Highway 19, Holiday, FL 34691

ADVISOR BIO

JORDAN LEVY

Commercial Real Estate Advisor



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FL #SL3607889

PROFESSIONAL BACKGROUND

Originally from St. Louis, Jordan Levy moved to Tampa in 2019. A student-athlete graduate from Southern Illinois University with a Sports Administration degree, he later received an MBA from Maryville University. Jordan then became an NFL Agent, representing players in contract negotiations, while also implementing their strategic marketing and career plans.

As an agent, he prided himself on his ability to cultivate relationships and prioritize his client's needs. His decision to transition his skill set into commercial real estate was driven by his passion for market dynamics and his desire to apply his negotiation expertise and strategic thinking to his interest in commercial real estate. His deep understanding of client needs, coupled with his experience in managing complex transactions, make him a valuable asset to the commercial real estate industry. Joining the Grimaldi Commercial Realty team, renowned for their expertise and legacy, was an effortless decision for Jordan, who understood the importance of being mentored by the best in the industry.

Jordan believes in the power of integrity, transparency, and relentless pursuit of excellence. His approach is client-focused, ensuring that each transaction is handled with the utmost professionalism and dedication. He remains committed to delivering results that exceed expectations and building lasting relationships based on trust and mutual success. In his off time, Jordan likes to work out, play golf, and enjoy the beach.

Areas of Expertise:

- Commercial Sales & Leasing
- Office Sales & Leasing
- Medical Office Sales & Leasing
- Industrial Sales & Leasing
- Retail Sales & Leasing
- Gas Stations/Convenience Stores
- Investment Assets

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GRIMALDI COMMERCIAL REALTY CORP.



ADVISOR BIO

JIM TANNER

Commercial Real Estate Advisor



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James Robert Tanner Jr., PLLC

FL #SL3639748

PROFESSIONAL BACKGROUND

Jim Tanner is a native Floridian and lifelong resident of Pinellas County, where his family's roots span three generations. Born and raised in the Tampa Bay area, Jim brings unmatched local knowledge, integrity, and a deep commitment to service in his role in commercial real estate.

Jim studied Criminal Justice at St. Petersburg College before serving five years in the United States Army as a Military Police Officer, both stateside and overseas. After his military service, he dedicated 25 years to law enforcement, including a distinguished career as a detective in a specialized unit. During this time, Jim built strong, lasting relationships with residents, business owners, and community leaders throughout the region—further deepening his understanding of the area he calls home.

With a career rooted in service and leadership, Jim developed a strong foundation in communication, investigation, negotiation, and problem-solving. These skills naturally transferred to his work in commercial real estate, where he is passionate about helping clients succeed.

Jim joined the Grimaldi Commercial Realty team because of their reputation for integrity, market expertise, and a client-first approach. He saw an opportunity to align his values with a firm that shares his deep commitment to the community and to delivering results with professionalism and transparency. Through Grimaldi, Jim continues his mission of service—helping clients navigate the commercial real estate market with confidence and care.

Areas of Focus:

Commercial Sales & Leasing
Office Sales & Leasing
Medical Office Sales & Leasing
Industrial Sales & Leasing
Retail Sales & Leasing
Seller Financing and Creative Financing



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BROKER BIO

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member

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FULL DISCLOSURE

CONFIDENTIALITY & DISCLAIMER

The information contained in the following Sales Brochure is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty Corp. and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty Corp.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the Sales Brochure. If you have no interest in the subject property, please promptly return this Sales Brochure to Grimaldi Commercial Realty Corp.

This Sales Brochure has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty Corp. has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this Sales Brochure has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty Corp. has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty Corp. conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty Corp. does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty Corp.

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