



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

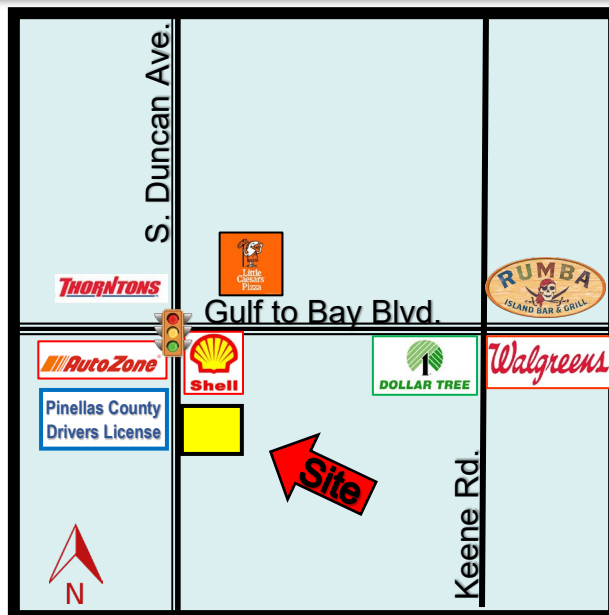
SI-1678/LO-1331

# OFFICE CONDOS FOR SALE OR LEASE



**567 & 569 S. DUNCAN AVE.**  
**CLEARWATER, FL 33756**

- 2 SEPARATE UNITS WHICH CAN BE SOLD OR LEASED SEPARATELY OR TOGETHER
- 1,140 OR COMBINED 2,280 SF AVAILABLE
- 10 PRIVATE OFFICES; 5 OFFICES IN EACH UNIT
- 4 RESTROOMS; 2 RESTROOMS IN EACH UNIT
- EACH UNIT HAS A LARGE CONFERENCE ROOM
- TRAFFIC LIGHT ACCESS FROM GULF TO BAY BLVD.
- **SALE PRICE: \$450,000 FOR BOTH UNITS**
- **LEASE RATE: \$16.00/SF MODIFIED GROSS**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



Revised: 9/2/2025

## PROPERTY OVERVIEW

SI-1678/ LO-1331

**ADDRESS:** 567 & 569 S. Duncan Ave.  
Clearwater, FL 33756

**LOCATION:** 1 block South of Gulf to Bay between  
Duncan Ave., west of Keene Rd.

**LAND AREA:** Condo

**DIMENSIONS:** Irregular (Condo)

**ZONING:** "O" Office- City of Clearwater

**LAND USE:** ROG – Residential Office General

**FLOOD ZONE:** "X" – No Flood Insurance Required

**IMPROVEMENTS:** 1,140 or 2,280 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** both built in 1983

**PARKING:** 4/1,000

**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash – City of Clearwater

**PRESENT USE:** Home Healthcare Office

**MORTGAGE HOLDER:** Free & Clear

**TAXES:** \$2,473.86 (2024) – (each unit)

**PARCEL ID #:** 14-29-15-91552-003-0040 (567 Duncan)  
14-29-15-91552-003-0050 (569 Duncan)

**PRICE:** \$225,000 (each unit) or  
\$450,000 (both units)

**CONDO FEES:** \$350 Per Month (each unit)

**Includes:** - (Property Insurance, Landscaping, Water, Sewer, Trash,  
Common area electric, Exterior maintenance, Parking lot maintenance  
& Association management.)

**LEASE RATE:** \$16.00/SF Modified Gross

**NOTES:** Excellent efficient floorplan. Each office condo includes 5 private offices, large conference room, 2 restrooms and kitchenette. Can be Sold or Leased separately or together. Available for lease at \$16.00/SF Modified Gross. Seller Financing available. Sale Price is \$225,000 per condo unit. Great office in highly accessible central Clearwater. Traffic light access from Gulf to Bay Blvd.

**KEY HOOK #:** N/A

**ASSOCIATES:** Mark S. Klein, CCIM & Angel Calkins

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1678/LO-1331-3-13/14 (727) 483-2512

**SHOWING INFORMATION:** Condo's occupied, please do not disturb tenants. Contact listing agents for a showing by appointment only.

## LEASING INFORMATION

**PROJECT SIZE:** 21,660 SF

**SPACE AVAILABLE:** 1,140-2,280 SF

**OCCUPANCY:** Available in 30 days from lease signing

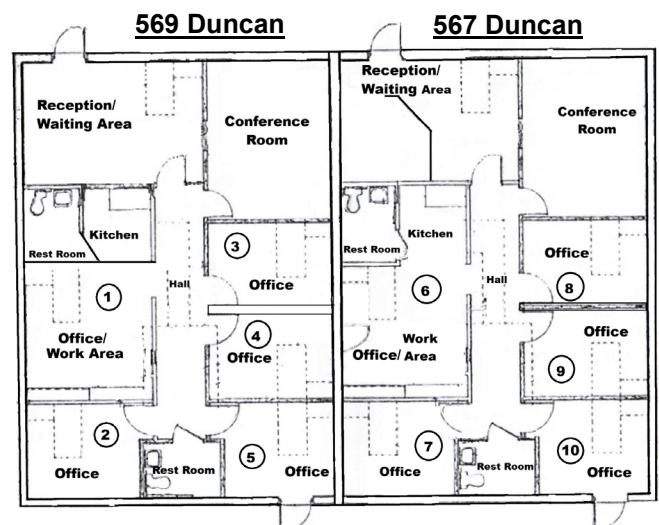
**PARKING:** 4/1,000

**RENT:** \$1,520.00 per month (each unit)

**ESCALATION:** 3%

**MINIMUM TERM:** 3-5 Years

**SIGNAGE:** On Building



OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X*	
Insurance	X*	
Trash	X*	
Exterior Maintenance	X*	
Interior Maintenance	X*	
Water	X*	
Management	X*	
Electric		X

X \*Included in Condo Fees