



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

Commercial/Investment/Real Estate Services

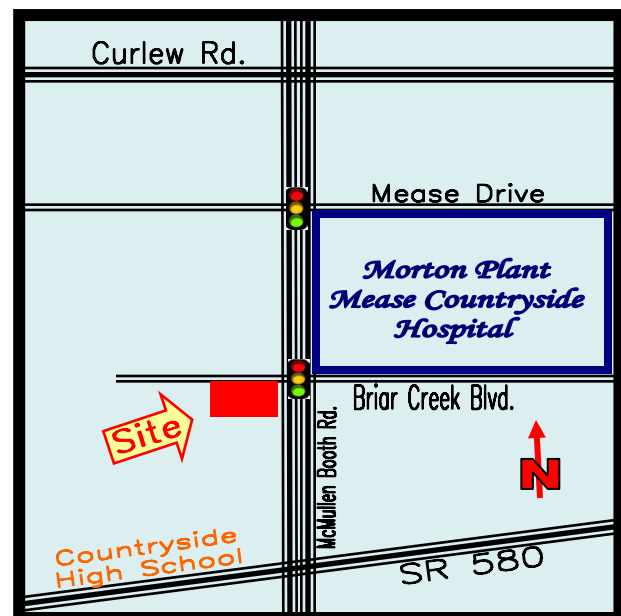
SI-1694

## NORTH PINELLAS MEDICAL OFFICE FOR SALE



**3190 MCMULLEN BOOTH ROAD**  
**SUITE # 202**  
**CLEARWATER, FL 33761**

- DIRECTLY ACROSS FROM MEASE COUNTRYSIDE HOSPITAL
- LEASED TO ESTABLISHED GYNECOLOGIC PRACTICE
- SIGNAGE ON MCMULLEN BOOTH
- EXCELLENT VISIBILITY
- FULL TRAFFIC LIGHT ACCESS
- COVERED PHYSICIAN'S PARKING
- **SALE PRICE: \$875,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 3190 McMullen Booth Rd., Ste. #202  
Clearwater, FL 33761

**LOCATION:** McMullen Booth Rd., north of S.R.  
580 & south of Curlew Rd.

**LAND AREA:** 2.50 acres MOL

**DIMENSIONS:** 310' x 342'

**ZONING:** I – Institutional, City of Clearwater

**LAND USE:** I - Institutional

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

**IMPROVEMENTS:** Medical Office – 2,450 SF

**LEGAL DESCRIPTION:** Countryside Medical  
Clinic Professional Condo, Unit 202

**YEAR BUILT:** 2006

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

**PARKING:** 6/1000 SF

**PRESENT USE:** Medical Office

**TAXES:** \$ 9,291 - (2024)

**PRICE:** \$28/SF Modified Gross

**PARCEL ID #:** 21-28-16-18679-000-2020

**TRAFFIC COUNT:** 55,675 VPD

**NOTES:** Medical office suite for across McMullen Booth Rd., from Morton Plant Mease Countryside Hospital. Currently leased to established GYN practice. Traffic light entrance, excellent signage, visibility and covered physician parking. Beautiful design and very efficient floorplan. Fully renovated suite with beautiful finishes. Very rare to find north Pinellas medical so close to Mease Countryside Hospital.

**KEY HOOK #:** None

**ASSOCIATE:** Steve Klein

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** LO-1224-3-27

**SHOWING INFORMATION:** Contact Listing Associate to arrange showing.

