



KLEIN & HEUCHAN, INC
REALTORS

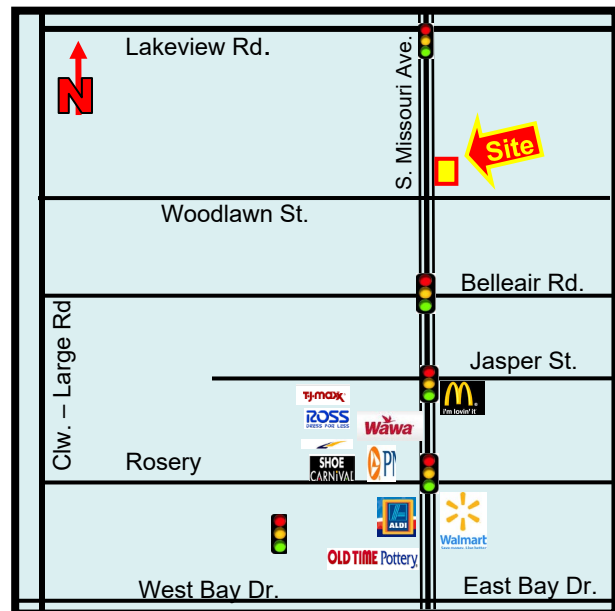
Commercial/Investment/Real Estate Services

FREE STANDING OFFICE OR RETAIL FOR SALE



1471 S. MISSOURI AVE.
CLEARWATER, FL 33756

- GREAT FOR RETAIL, SERVICE BUSINESS OR OFFICE
- LARGE LOT PLUS BUILDING
- EXCELLENT VISIBILITY
- COMPLETELY RENOVATED
- 1,507 SF BUILDING
- **SALE PRICE: \$549,000**



ADDRESS: 1471 S. Missouri Ave.
Clearwater, FL 33756

LOCATION: Just north of Woodlawn St, on the east side of Missouri Ave.

LAND AREA: .34 acres
DIMENSIONS: 123' x 134'

ZONING: C - Commercial – City of Clearwater
LAND USE: CG - Commercial General
FLOOD ZONE: "X" – No Flood Insurance Required

IMPROVEMENTS: 1,507 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1952

UTILITIES: Electric - Duke Energy
Water /Sewer/Trash – City of Clearwater

PARKING: 8/1000

TAXES: \$5,945.00 (2025)

PRESENT USE: Office

SALES PRICE: \$549,900

PARCEL ID #: 22/29/15/78480-001-0040

TERMS: Cash to Seller

TRAFFIC COUNT: 27,500 (VPD)

NOTES: Excellent opportunity for office, retail, or service business looking for an over-sized lot and outdoor storage. Completely renovated and includes reception area, multiple offices, large conference room with glass doors, kitchenette, and two restrooms. Also includes LED lighting, new flooring and window treatments throughout. Great for any professional user looking for high parking ratio and excellent signage.

KEY HOOK #: None

ASSOCIATES: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1702-3-25

SHOWING INFORMATION: Listing Agent must accompany all showings.

