

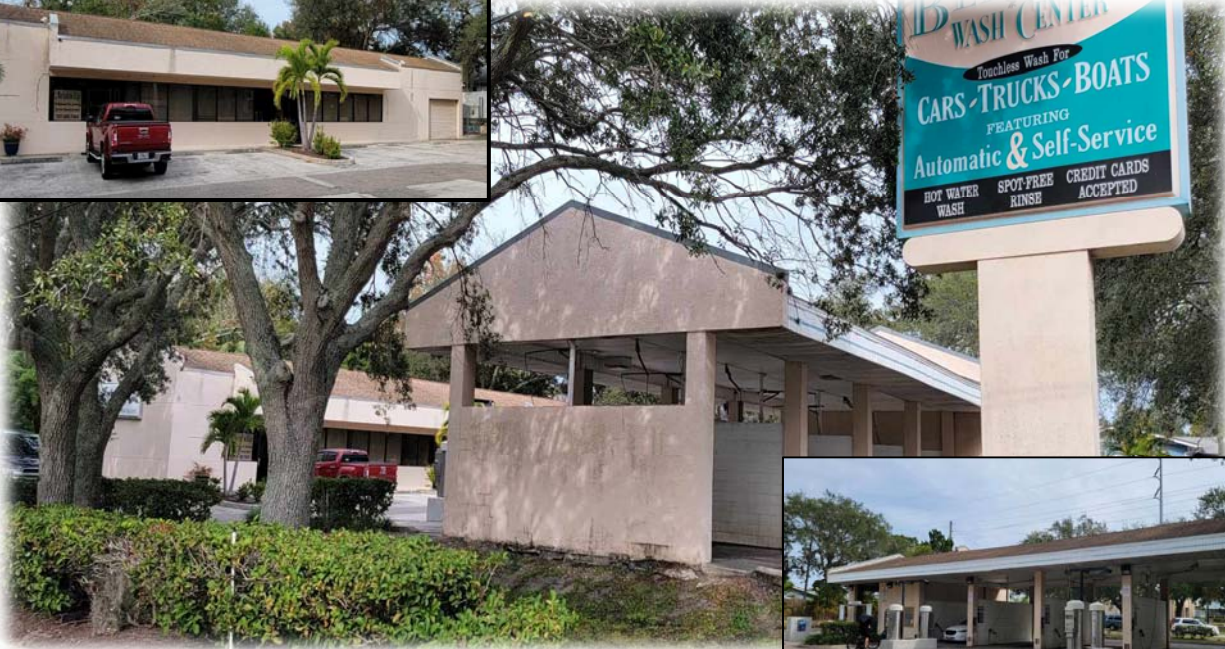


KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

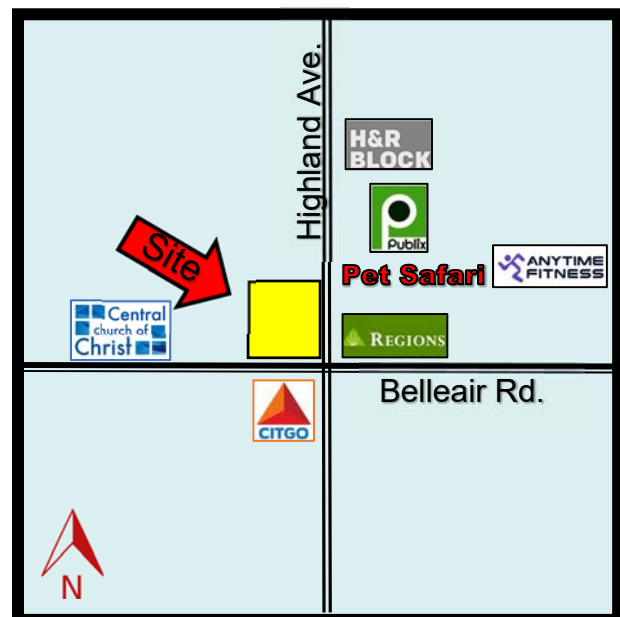
SI-1653

COMMERCIAL CORNER WITH 2 BUILDINGS FOR SALE



**1498 BELLEAIR RD.
CLEARWATER, FL 33756**

- TWO EXISTING BUILDINGS OF 3,000 SF AND 2,228 SF
- SIGNALIZED INTERSECTION
- FLEXIBLE COMMERCIAL ZONING
- REDEVELOPMENT OPPORTUNITY
- ACROSS FROM PUBLIX SHOPPING CENTER
- **PRICE: \$895,000**



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

www.kleinandheuchan.com



REVISED: 1/16/24

PROPERTY OVERVIEW

SI-1653

ADDRESS: 1498 Belleair Rd.
Clearwater, FL 33756

LOCATION: Northwest corner of Highland Ave. and
Belleair Rd.

LAND AREA: 25,050 SF
DIMENSIONS: 167' X 150'

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

IMPROVEMENTS: Building 1 – 3,000 SF
Building 2 – 2,228 SF
YEAR BUILT: 1995

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 17 spaces

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

PRESENT USE: Groomer & Car Wash

TAXES: \$9,348.96 (2023)
PARCEL ID: 23-29-15-00000-330-0700

MORTGAGE HOLDER: South State Bank
BALANCE: \$350,000

TRAFFIC COUNT: 10,000 VPD (Belleair Rd.)
15,000 VPD (Highland Ave.)

PRICE: \$895,000

TERMS: Cash at Closing

NOTES: For sale commercial property with redevelopment opportunities at a signalized intersection in a highly desirable area of Clearwater, Florida. The property consists of two separate buildings. The first building is 3,000 SF and currently has 2 units of 1,500 SF each. Unit "A" is a dog grooming business and Unit "B" is vacant split approximately 50/50 between office and garage. Building two is 2,228 SF and the home of Belleair Car Wash. The car wash has 4 self service bays and one automated bay no longer in service. This property is ideal for a user looking for a high profile location with outstanding signage, visibility and access. Directly across from Publix in very dense area.

KEY HOOK #: 34

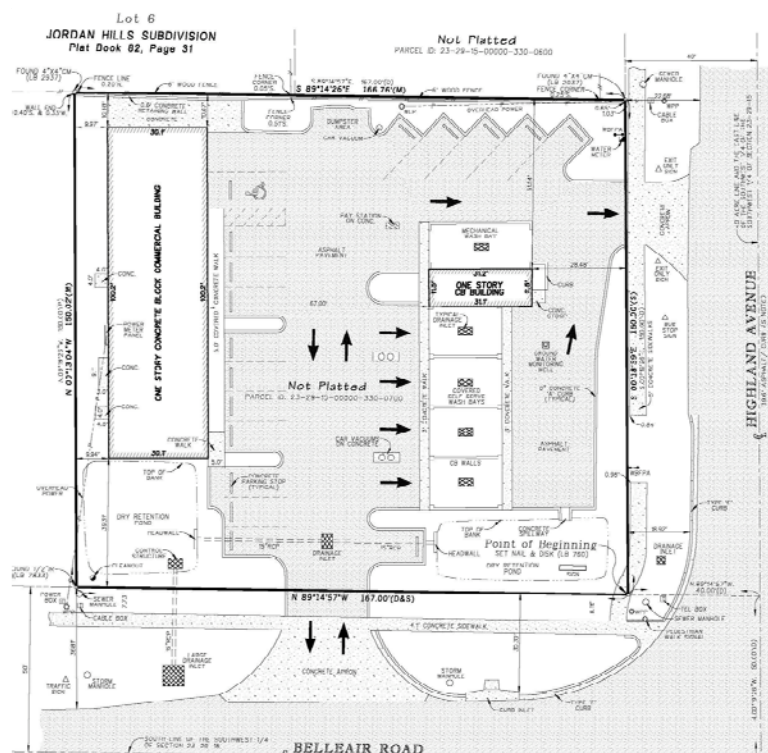
ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1653-3-31

SHOWING INFORMATION: Call listing agent for showing.

SURVEY



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.