



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

Commercial/Investment/Real Estate Services

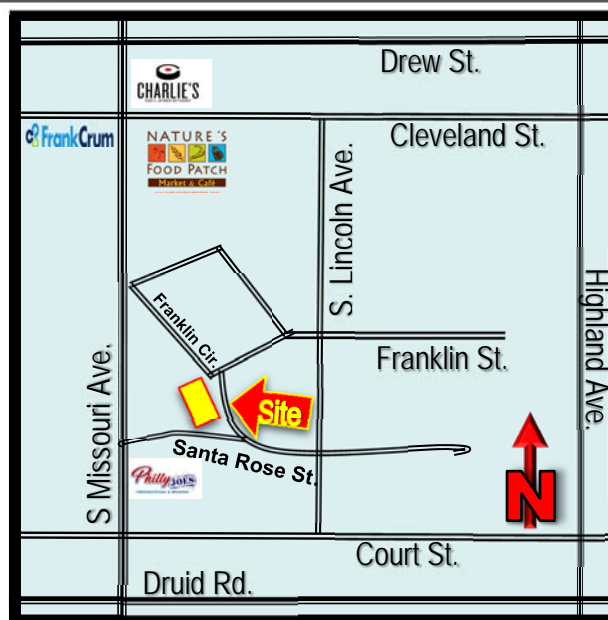
SI-1580

## FREE STANDING PROFESSIONAL OFFICE BUILDING FOR SALE



**1219 FRANKLIN CIRCLE  
CLEARWATER, FL 33756**

- WELL MAINTAINED & UPDATED OFFICE BUILDING
- NEW ROOF 2019
- GREAT PARKING
- SHAKER SHUTTERS & LED LIGHTING
- FLEXIBLE FLOOR PLAN
- LARGE FIREPROOF VAULT ROOM
- **PRICE: \$800,000**



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



REVISED: 5/11/2021

## PROPERTY OVERVIEW

SI-1580

**ADDRESS:** 1219 Franklin Circle  
Clearwater, FL 33756

**LOCATION:** One block east of S. Missouri Ave. off of  
Santa Rosa Dr. and one block north of Court St.

**LAND AREA:** 25,270 SF

**DIMENSIONS:** Irregular'

**ZONING:** D – Downtown, City of Clearwater

**LAND USE:** CBD - Central Business District

**FLOOD ZONE:** "X" - No flood insurance required

**IMPROVEMENTS:** 7,208 SF

**LEGAL DESCRIPTION:** Lengthy, in listing folder

**YEAR BUILT:** 1957 - 1969

**PARKING:** 34 spaces (4.7/1,000 SF)

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

**PRESENT USE:** Office Building – CPA Firm

**TAXES:** \$8,726.72 - 2020

**MORTGAGE HOLDER:** F & C

**PARCEL ID:** 15-29-15-38574-013-0050

**PRICE:** \$800,000

**TERMS:** Cash to Seller @ closing

**TRAFFIC COUNT:** 13,500 VPD on S. Missouri Ave.  
36,000 VPD on Court St.

**NOTES:** As you enter the building, the pride of ownership is evident throughout. As Crown CPAs have updated and expanded the building over time, they left no detail unattended. The resulting large office building could easily be divided into departments or different businesses as desired. A vault or fire room was built to protect important files. The building is appointed with two kitchens and four bathrooms and several reference areas, or common administrative areas, reception area and twenty two separate offices. Now is the best time to own your own office building in Clearwater and never pay rent to anyone else again! Take advantage of today's low interest rates. Nice landscaping and new roof in 2019.

**KEY HOOK #:** None

**ASSOCIATE:** Marilyn Stuelke

**K&H SIGNAGE:** 3 x4

**LISTING CODE:** SI-1580-3-23

**SHOWING INFORMATION:** Call listing Agent to schedule appointment



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.