



**KLEIN & HEUCHAN, INC
REALTORS**

Commercial/Investment/Real Estate Services

SI-1589

FREE STANDING RETAIL / OFFICE BUILDING **FOR SALE**



**111 S. BELCHER RD.
CLEARWATER, FL 33765**

- RETAIL OR OFFICE USE
- GREAT VISIBILITY & SIGNAGE
- HIGH CEILINGS
- RECENTLY RENOVATED
- HIGH TRAFFIC COUNT
- GREAT PARKING
- FULLY FENCED & GATED
- **SALE PRICE: \$795,000**



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



ADDRESS: 111 S. Belcher Rd.
Clearwater, FL 33765

LOCATION: Belcher Rd. North of Gulf to Bay Blvd.

LAND AREA: 32,520 SF
DIMENSIONS: 120' x 271'

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

IMPROVEMENTS: 5,656 SF

LEGAL DESCRIPTION: Lengthy – In listing file

YEAR BUILT: 1966/1988 (renovated in 2006)

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

PARKING: 25 spaces

PRESENT USE: Office/Retail

TAXES: \$9,385 (2020)

PARCEL ID #18-29-16-00000-230-0300

SALE PRICE: \$795,000

TRAFFIC COUNT: 20,918 VPD

TERMS: Cash to Seller

NOTES: Free standing retail / office building on busy Belcher Rd. Large open area with high ceilings. Mix of offices and open area. Recently renovated, new bathrooms and kitchen. Two new HVAC systems. Nice second floor. Great parking. Easy access. Very attractive concrete block building, fully fenced and gated.

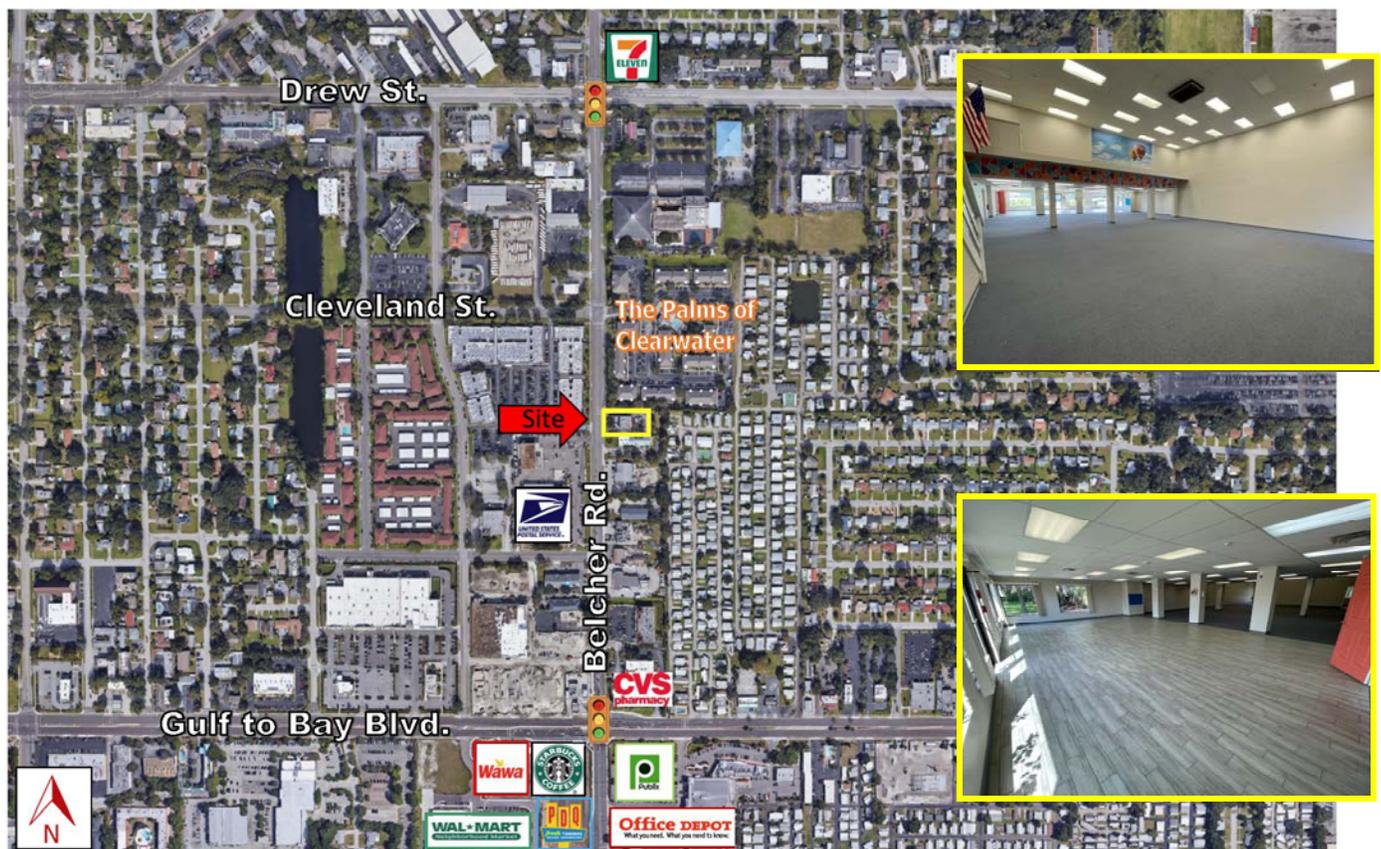
KEY HOOK #: 12

ASSOCIATE: Steve Klein

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1589-3-27

SHOWING INFORMATION: Contact listing associate to set up an appointment.



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