



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

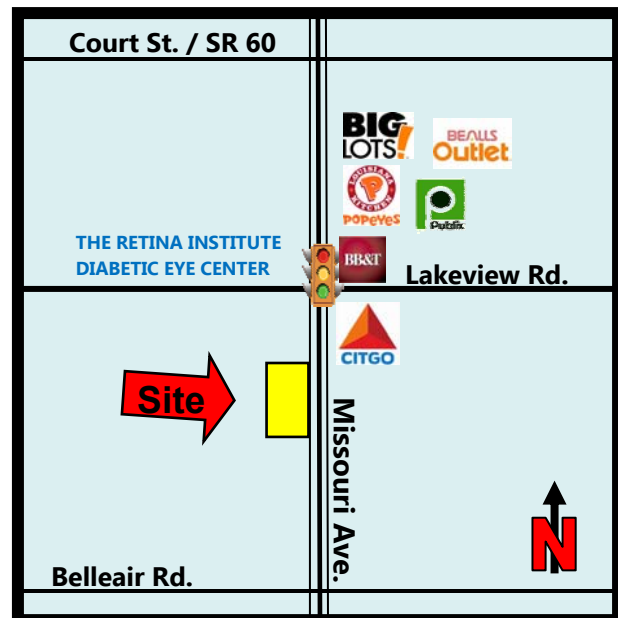
LO-1232

2021 AHCA APPROVED AMBULATORY SURGERY CENTER FOR LEASE



**1330 SOUTH MISSOURI AVE.
CLEARWATER, FL 33756**

- 10,000 SF ASC
- AHCA 2021 CERTIFIED SURGERY CENTER
- FOUR LARGE CLASS "C" OPERATING ROOMS
- CONSTRUCTED TO THE HIGHEST STANDARDS
- CLOSE TO MORTON PLANT HOSPITAL & LARGO MEDICAL CENTER
- 14,000 SF ADJACENT MEDICAL OFFICE ALSO AVAILABLE
- **LEASE PRICE: \$49.50/SF NNN**



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

www.kleinandheuchan.com



ADDRESS: 1330 South Missouri Ave.
Clearwater, FL 33756

LOCATION: Missouri Ave. South of Lakeview Rd.

LAND AREA: 48,128 SF and 24,000 SF
DIMENSIONS: 94' X 512' and 96' X 250'

ZONING: C – Commercial (City of Clearwater)
LAND USE: CG – Commercial General
FLOOD ZONE: "X" (no insurance required)

IMPROVEMENTS: 24,000 SF

LEGAL DESCRIPTION: Lengthy – (in listing file)

YEAR BUILT: 1971(Fully renovated in 2021)

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

PARKING: Approximately 90 spaces

PRESENT USE: Ambulatory Surgery Ctr.

TAXES: \$20,292.08 (2021)

MORTGAGE HOLDER: N/A

PARCEL ID #: 22-29-15-48978-005-0170

LEASE PRICE: \$49.50/SF NNN

TRAFFIC COUNT: 26,500 VPD (Missouri Ave.)

NOTES: Newly constructed Ambulatory Surgery Center and Medical Office Building. AHCA certified in 2021 for ambulatory surgery center. The ambulatory surgery center provides 4 large Class "C" operating rooms and associated pre and post-operative areas. Reception areas, office/staff areas, break room, and staff lockers. The adjacent medical office provides first class medical space with 14 exam rooms, 3 procedure rooms, and physician staff offices, the medical office can also be leased separately for \$20/SF NNN.

KEY HOOK #: 27

ASSOCIATE: Uli Cramer & Steve Klein

K&H SIGNAGE: N/A

LISTING CODE: LO-1232-3-30/27

SHOWING INFORMATION: Call listing agent for showing instructions.

LEASING INFORMATION:

SPACE AVAILABLE: 10,000 SF

PARKING: 4/1000

OCCUPANCY: Immediate

ESCALATION: 3% Annually

NNN CHARGES: Approximately \$8.00/SF

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes

Insurance

Insurance: Personal Property & Liability

Trash

Exterior Maintenance

Interior Maintenance

Water

Management

Electric

X
X
X
X
X
X
X
X
X

MINIMUM TERM: 5 Years

SIGNAGE: None

