



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1598

CLASS "A" OFFICE BUILDING FOR SALE



**13945 EVERGREEN AVENUE
CLEARWATER, FL 33762**

- OWNER USER OR INVESTMENT
- 35,252 SF ON 3.65 ACRES MOL
- CLASS "A" OFFICE PROPERTY
- GREAT LOCATION
- RECENT UPGRADES OVER \$1M
- FLEXIBLE ZONING
- **SALE PRICE: \$6,490,000**



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

www.kleinandheuchan.com



ADDRESS: 13945 Evergreen Avenue
Clearwater, FL 33762

LOCATION: Just north of Ulmerton Road east of St. Pete/Clearwater Airport.

IMPROVEMENTS: 35,252 SF (27,836 SF Heated)
DIMENSIONS: 270' X 546'

ZONING: E-1, Employment, Pinellas County
LAND USE: E – Employment 1 District
FLOOD ZONE: AE – Flood Insurance Required

YEAR BUILT: 2010 (renovated in 2021)

LEGAL DESCRIPTION: Lengthy, in listing file.

PARKING: 95 spaces
PRESENT USE: Office

UTILITIES: Electric – Duke Energy
Water & Sewer - Pinellas County

MORTGAGE HOLDER: None
SALE PRICE: \$6,490,000

PARCEL ID #: 02-30-16-00000-320-0100

TAXES: \$59,533.68 (2021)

TERMS: Cash, Financing

NOTES: This is a unique opportunity to buy a modern office complex with in centrally located Pinellas County! This property is priced at \$6,490,000. Built in 2010, the 35,252 SF property offers 95 parking spaces with the best location in Tampa Bay! With a flexible office layout to accommodate all size users the building has luxury finishes, executive spaces and over a million dollars in recent office upgrades. Area amenities include numerous restaurants, hotels, business establishments and close to the St. Pete/Clearwater Airport with easy access to all major roads and I-275. Flexible Zoning: Office, Light Manufacturing, Research and Development, Storage/Warehouse and more!

KEY HOOK #: None

ASSOCIATE: Uli Cramer

K&H SIGNAGE: None

LISTING CODE: SI-1598-2-16

SHOWING INFORMATION: Call Listing Agent for showing instructions.

