



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1268

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



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

- RETAIL OR OFFICE USE
- GREAT VISIBILITY & SIGNAGE
- HIGH CEILINGS
- RECENTLY RENOVATED
 - ❖ NEW ROOF (2022)
 - ❖ NEWER HVAC 2019/2020
- HIGH TRAFFIC COUNT
- GREAT PARKING
- FULLY FENCED & GATED
- **LEASE RATE: \$16.00/SF
MODIFIED GROSS**



1744 N Belcher Rd., Suite 200, Clearwater, FL 33765
Phone: 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: \$9,920 (2022)

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

LEASE RATE: \$16.00/SF
MODIFIED GROSS

TRAFFIC COUNT: 20,918 VPD

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 #: 51

ASSOCIATE: Renee Opland

K&H SIGNAGE: 3' x 4'

LISTING CODE: LO-1268-3-14

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

LEASING INFORMATION

PROJECT SIZE: 5,656 SF

SPACE AVAILABLE: 5,656 SF

PARKING: 5/1,000

OCCUPANCY: Immediate

ESCALATION: 4%

RENT: \$16.00/SF
Modified Gross

OTHER CHARGES

LESSOR LESSEE

Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance	X	
Interior Maintenance		X
Water		X
Management		X
Electric		X
HVAC Maintenance		X

MINIMUM TERM: 5 years

SIGNAGE: To be determined

