



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1657

COUNTRYSIDE OFFICE COMPLEX

FOR SALE



2759 S.R. 580
CLEARWATER, FL 33761

- OWNER USER OR INVESTMENT
- TROPHY COLONIAL STYLE BUILDING
- EIGHT (8) TOTAL UNITS
- HIGH VISIBILITY & EASY ACCESS
- AMAZING CENTRAL LOCATION
- PRIVATE RESTROOM IN EACH UNIT
- LARGE LIGHTED PYLON SIGN
- **SALE PRICE: \$1,200,000**



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

www.kleinandheuchan.com



ADDRESS: 2759 S.R. 580
Clearwater, FL 33761

LAND AREA: 14,160 SF
DIMENSIONS: 120' x 118'

IMPROVEMENTS: 4,678 SF

YEAR BUILT: 1987

PARKING: 20 total spaces

PRESENT USE: Office

SALE PRICE: \$1,200,000

LOCATION: Across the street just south of
Countryside High School.

ZONING: O – City of Clearwater

LAND USE: LMDR

FLOOD ZONE: "X" – Non Flood

LEGAL DESCRIPTION: Lengthy, in listing file

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

TAXES: \$10,420.92 (2023)

PARCEL ID #: 28-28-16-00036-002-0060

TRAFFIC COUNT: 35,000 v.p.d.

NOTES: Klein and Heuchan is pleased to present a rare opportunity to acquire a multi-tenant trophy office asset in the Countryside Area of Clearwater, Florida. Conveniently located across from Countryside High School and close to Mease Countryside Hospital this Free-Standing Office Building with fantastic visibility that sits right on State Road 580 with over 35,000 vehicles per day making it a phenomenal opportunity for both investors and end-users. This two-story Colonial building with 4,678 SF has eight (8) office and medical tenants mostly with short term below market rent making this a value-add potential with flexible future possibilities. Financial data is available upon request. Please do not access the property or disturb the tenants.

KEY HOOK #: Lock Box

K&H SIGNAGE: None

SHOWING INFORMATION: Contact Listing Associate to arrange showing.

ASSOCIATE: Uli Cramer, cell # 727-216-5934

LISTING CODE: SI-1657-3-20

