



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1547

MULTI- USE BUILDING & LAND

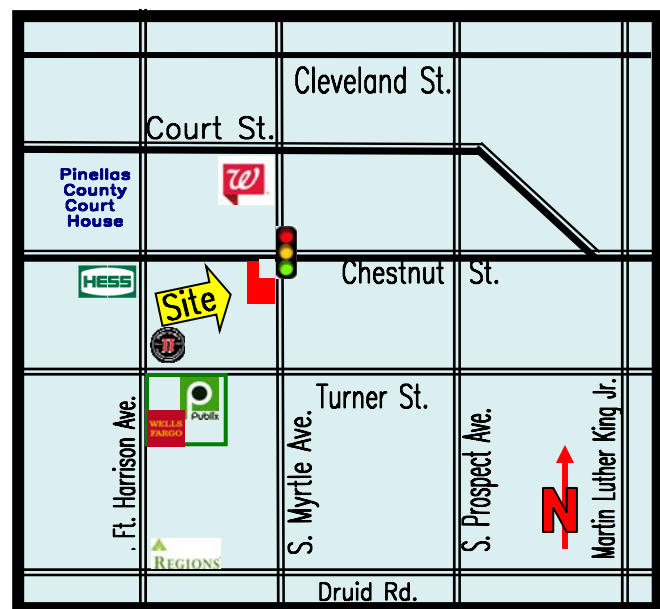
DOWNTOWN CLEARWATER

FOR SALE



504 S. MYRTLE AVE.
CLEARWATER, FL 33756

- DIRECT ACCESS FROM CHESTNUT STREET
- WRAPS THE HARD CORNER
- FULL TRAFFIC LIGHT CONTROLLED INTERSECTION
- 3,024 SF BUILDING
- LARGE PAVED LOT
- **PRICE: \$725,000**



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



PROPERTY OVERVIEW

ADDRESS: 504 S. Myrtle Ave.
Clearwater, FL 33756

LOCATION: SW quadrant of Myrtle Ave. &
Chestnut Street.

LAND AREA: 23,505 SF

DIMENSIONS: 117' x 165' & 42' x 100'

ZONING: "D" –Downtown – City of Clearwater

LAND USE: CBD- Central Business District

FLOOD ZONE: "X" – No Flood Insurance Required

IMPROVEMENTS: Two story building

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1949

UTILITIES: Electric – Duke Energy

Water & Sewer – City of Clearwater

PARKING: Ample

TAXES: \$6,829.57 (2020)

PRESENT USE: Flex Building & open lot

PARCEL ID #: 15/29/15/54450/018/0030 &
0031

MORTGAGE HOLDER: N/A

TRAFFIC COUNT: 33,000 v.p.d. (2018)

PRICE: \$725,000

TERMS: Cash @ closing

NOTES: Great opportunity to purchase a free standing building in Downtown Clearwater. Visibility and access from Chestnut Street & Myrtle Avenue. Great access from Clearwater Beach. Concrete block building is clean and functional. Potential Redevelopment Opportunity. Large paved area.

KEY HOOK #: 55

ASSOCIATE: Steve Klein

K&H SIGNAGE: 3 x 4 (2)

LISTING CODE: SI-1547-3-27

SHOWING INFORMATION: Contact listing Associate for all showings.

