



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1589

## FREE STANDING RETAIL / OFFICE BUILDING **FOR SALE**



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

- RETAIL OR OFFICE USE
- GREAT VISIBILITY & SIGNAGE
- HIGH CEILINGS
- RECENTLY RENOVATED
- HIGH TRAFFIC COUNT
- GREAT PARKING
- FULLY FENCED & GATED
- **SALE PRICE: \$795,000**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://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:** \$9,385 (2020)

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

**SALE PRICE:** \$795,000

**TERMS:** Cash to Seller

**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 #:** 12

**ASSOCIATE:** Steve Klein

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** SI-1589-3-27

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

