



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1105

OFFICE SUITE

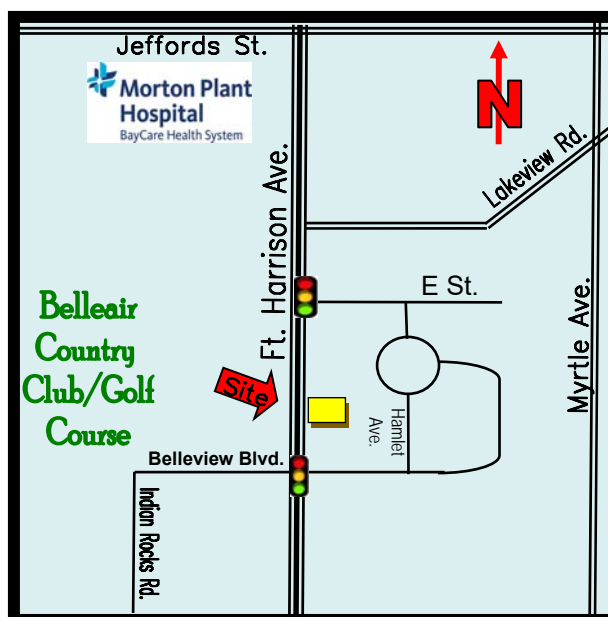
FRONTAGE ON S. FT. HARRISON AVE.

FOR LEASE



1433 S. FT. HARRISON AVE.
CLEARWATER, FL 33756

- GREAT VISIBILITY
- HIGH TRAFFIC COUNT
- OFFICE LAYOUT
- ONLY 2 SUITES AVAILABLE
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$18/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 1433 S. Ft. Harrison Ave.
Clearwater, FL 33756

LOCATION: on south Ft. Harrison across the street
from Belleair Golf Course.

LAND AREA: 12,200 SF
DIMENSIONS: 100' x 122'

ZONING: C - *Commercial* - City of Clearwater
LAND USE: CG - *Commercial General*
FLOOD ZONE: X - No Flood Insurance required

IMPROVEMENTS: 6,193 SF

YEAR BUILT: 1st Floor - 1949
2nd Floor - 1985

LEGAL DESCRIPTION: BELLEVIEW COURT BLK
C, LOTS 3 & 4

UTILITIES: City of Clearwater- *Water & Sewer*
Duke Energy - *Electric*

PARKING: 18 total spaces

PRESENT USE: Vacant

TAXES: \$9,520.26 (2021)

LEASE RATE: \$18/SF
Modified Gross

PARCEL ID #: 21-29-15-07362-003-0030

TRAFFIC COUNT: 14,996 VPD on S. Ft. Harrison

NOTES: Lovely setting for professional office or retail services. Brick walkways, parking spaces under old Oaks and open porches welcome customers. First story office is L shaped open floorplan, lots of natural light with windows and double patio doors, sink and countertop with storage across one wall. Second story office suite of 750 SF MOL has lots of natural light and one bathroom with shower and 4 rooms for offices or conference, some with glimpses of the Belleair Golf Course. Floor plans are available. Excellent visibility with signage directly on S Ft Harrison Ave. with high traffic count. Current tenants included a salon, attorney's office, medical and CPA offices.

KEY HOOK #: 17

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1105-3-03

SHOWING INFORMATION: Call listing associate to make an appointment.

LEASING INFORMATION

PROJECT SIZE: 6,193 SF

ESCALATION: 3%

PARKING: 18 total spaces

OCCUPANCY: Immediate

SPACE AVAILABLE / RENT:

1st Floor - Suite G - 576 SF @ \$864 + tax of \$56.16 + \$50
commons fee/month - **Total Monthly payment \$970.16**

2nd Floor - Suite C - 750 SF @ \$1,125 + tax of \$73.13 + \$50
commons fee/month. **Total Monthly payments: \$1,248.13**

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

* \$50.00 monthly fee for these expenses

MINIMUM TERM: 1 year

SIGNAGE: monument sign