



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

Commercial/Investment/Real Estate Services

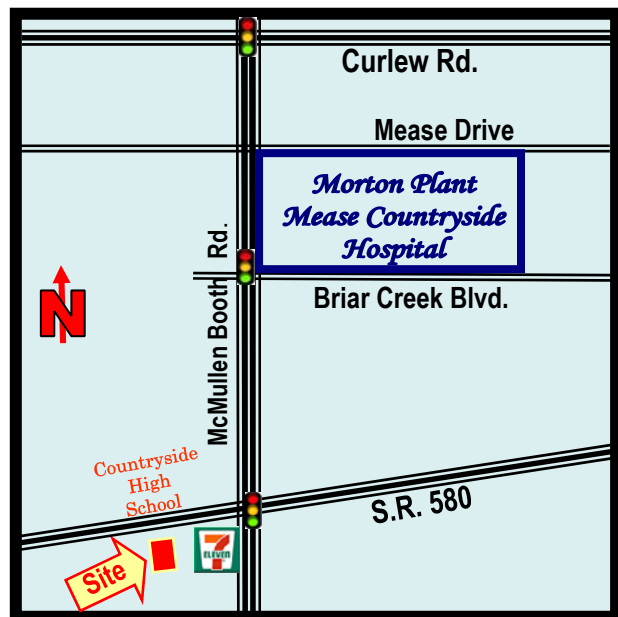
SI-1657

## 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](http://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

