



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

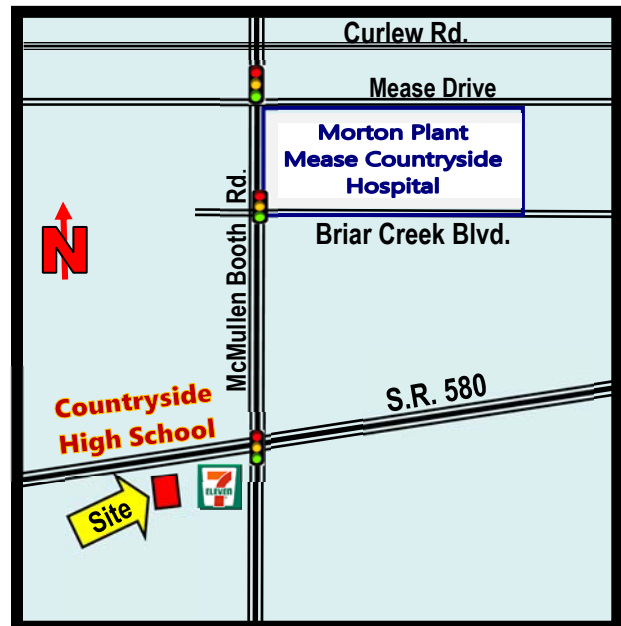
SI-1669

OFFICE BUILDING FOR SALE



2753 S.R. 580
CLEARWATER, FL 33761

- 22,955 SF Office Building
- 1.37 Acres, 59,677 SF
- Excellent Location, Visibility and Signage
- Two Story Multi-Tenant Building
- Owner User or Investment Opportunity
- **SALE PRICE: \$3,499,000**



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



ADDRESS: 2753 S.R. 580
Clearwater, FL 33761

LOCATION: Just West of McMullen Road on
State Road 580

LAND AREA: 1.37 Acres, (59,677 SF)
DIMENSIONS: 240' x 250'

ZONING: O – Office (City of Clearwater)
LAND USE: LMDR
FLOOD ZONE: "X"– No flood insurance required

IMPROVEMENTS: 22,955 SF

LEGAL DESCRIPTION: Lengthy, in listing file

YEAR BUILT: 1986

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Clearwater

PARKING: 75 spaces

PRESENT USE: Office & Medical

TAXES: \$28,194.79 (2024)

SALE PRICE: \$3,499,000

PARCEL ID #: 28-28-16-00036-002-0020
TRAFFIC COUNT: 34,500 AADT

NOTES: This is a unique opportunity to acquire the Countryside Colonial Centre - a 22,955 SF, ten unit two-story office complex in the Countryside area of Clearwater, Florida. Built in 1986, this 1.37 acre site offers 75 parking spaces with the best location in Tampa Bay. A flexible office layout makes this a great owner user or investor opportunity. Area amenities include numerous restaurants, hotels, business establishments and directly across from Countryside High School with easy access to all major roads.

KEY HOOK #: 10

ASSOCIATE: Uli Cramer or Mark Klein, CCIM

K&H SIGNAGE: 3' X 4'

LISTING CODE: SI-1669-1-20/13

SHOWING INFORMATION: Contact Listing Associates to arrange showing by appointment.
Uli Cramer (727) 216-5934 or Mark Klein, CCIM (727) 772-3963

