



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1673

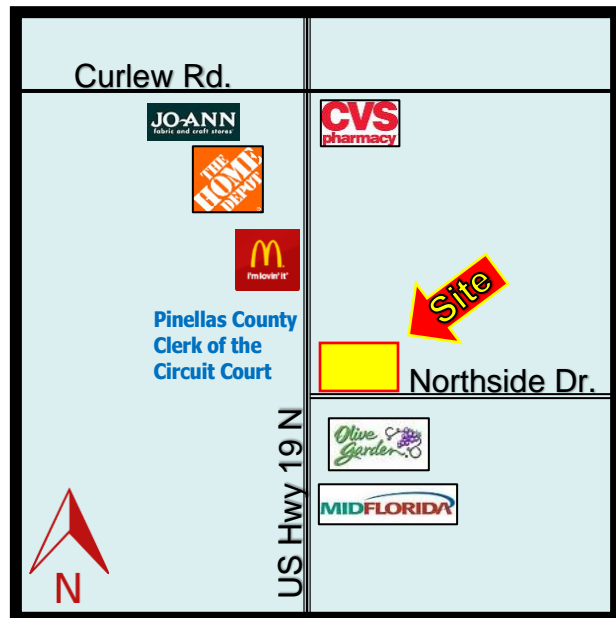
SALON STUDIO

FOR SALE



29605 US HWY 19 N
SUITE #340
CLEARWATER, FL 33761

- 885 SF OF SALON SPACE
- EASY ACCESS FROM HIGHWAY
- FOUR INCOME PRODUCING SUITES
- NEWLY BUILT-OUT SPACE
- LOW OVERHEAD & MAINTENANCE
- FUTURE CAP RATE: 13.3%
- **PRICE: \$299,550**



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

www.kleinandheuchan.com



ADDRESS: 29605 US Hwy 19 N Suite #340
Clearwater, FL 33761

LOCATION: On US Hwy 19 N., South of Curlew Rd.,
immediately N., of Northside Dr. on E. side of US Hwy 19

LAND AREA: N/A Condo Offices
DIMENSIONS: N/A

ZONING: US 19 – City of Clearwater
LAND USE: US 19 Corridor
FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 885 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

CEILING HEIGHT: 10'

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

YEAR BUILT: 1980

PARKING: 4/1000

TAXES: \$2,328.35 (2024)
PARCEL ID: 19-28-16-19340-300-3400

PRESENT USE: Retail/Salon

TRAFFIC COUNT: 80,000 VPD (US Hwy 19 N)
3,000 VPD (Northside Dr.)

PRICE: \$299,550

TERMS: Cash at Closing

NOTES: Situated within the renowned Criterion Complex Park at 29605 US Highway 19 N, this 885-square-foot office & retail space boasts modern interiors that warmly greet visitors. Nestled in the 29605 building and part of an active condominium association, it's an enticing investment property. Currently housing a fully occupied salon, it features four lockable rooms, ensuring consistent and stabilized cash flow. With minimal overhead expenses, this property stands as a perfect starting point for new investors. Its prime location offers seamless accessibility via US Highway 19 N. and Northside Drive. Don't miss out on this opportunity – inquire about this listing today!

KEY HOOK #: Lockbox
K&H SIGNAGE: N/A

ASSOCIATE: Michael Monteclaro (727) 491-5621
LISTING CODE: SI-1673-3-02

SHOWING INFORMATION: By appointment only! Do not disturb tenants.

4-Chair Salon Suite Income Pro-Forma

	<u>MONTHLY</u>	<u>YEARLY</u>
TOTAL INCOME – 4 Chairs (by year end 2025)	\$4,800	\$57,600
<u>Projected Expenses</u>	<u>Monthly</u>	<u>Yearly</u>
Real Estate Taxes (est. 2025) - Expected tax for new Owner	\$400	\$4,800
Condominium Association Fees - Annual COA fee	\$482	\$5,784
Dept. of Rev. Taxes - (3%)	\$180	\$2,160
Water/Sewer/ (City of Clearwater)	\$125	\$1,500
Electric (Duke Energy)	\$192	\$2,304
Internet (Spectrum)	\$110	\$1,320
Total	\$1,489	\$17,868
 Net Operating Income (NOI)	 \$3,311	 \$39,732
 Day Spa Suites asking \$299,550.00		
Cap Rate:	13.3%	