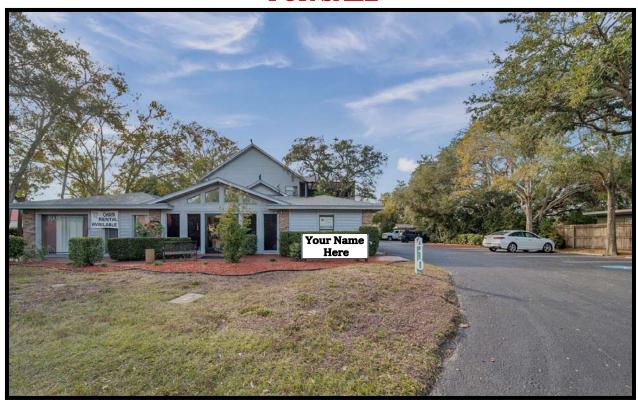


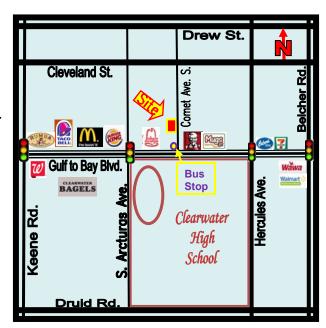
## MIXED-USE COMMERICAL BUILDING

FOR SALE



## 410 S. COMET AVE. CLEARWATER, FL 33765

- 5,540 ± SF ZONED: COMMERCIAL
- 300' FEET FROM GULF TO BAY BLVD.
- CURRENTLY USED AS HAIR SALON + APARTMENTS (BUSINESS RELOCATING)
- ACROSS FROM CLEARWATER HIGH SCHOOL
- MIXED-USE BUILDING HAS LOTS OF FLEXIBILITY
- GREAT CENTRAL CLEARWATER LOCATION
- PRICE: \$1,199,999





ADDRESS: 410 S. Comet Ave.

Clearwater, FL 33765

**LAND AREA**: 17,550 SF **DIMENSIONS**: 130' x 135'

**IMPROVEMENTS**: 5,540 ± SF

YEAR BUILT: 1989 PARKING: 21 spaces

(including 6 covered spaces)

PRESENT USE: Salon

**PRICE:** \$1,199,999

TERMS: Cash

**LOCATION**: NW corner of S. Comet Ave & Gulf

to Bay Blvd., (SR 60).

**ZONING**: "C" Commercial - City of Clearwater

LAND USE: CG

**FLOOD ZONE**: X – Non-Flood

**LEGAL DESCRIPTION**: Lengthy, in file

**UTILITIES**: Electric – Duke Energy

Water, Sewer & Trash - City of Clearwater

**TAXES**: \$4,318.60 (2024)

**PARCEL ID #** 13/29/15/82494/001/0050

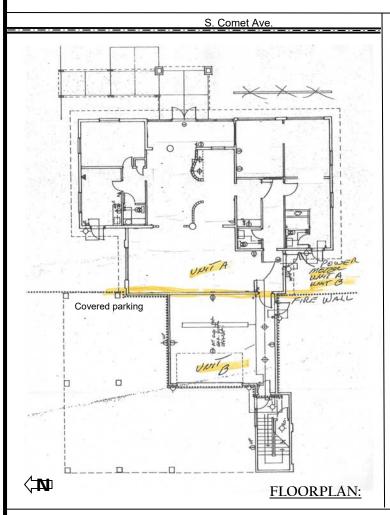
**TRAFFIC COUNT**: Approx. 50,000 A.A.D.T. (2022)

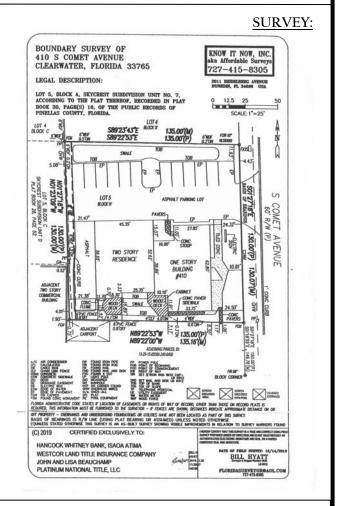
**NOTES**: Free standing retail/office/residential building. Total size is approximately 5,540 SF. Close to Gulf to Bay (SR 60) which has over 52,500 vehicles (2023) per day. Currently a hair salon with office & residential use. 3,167 SF Salon, 2,373 SF Residential, + carport (6 spaces) covered parking. All new roofs in 2021.

**KEY HOOK #**: N/A **ASSOCIATES**: Angel Calkins (727) 483-2512

**K&H SIGNAGE**: 3' x 4' **LISTING CODE**: SI-1677-3-14

**SHOWING INFORMATION**: By appointment only, call or text Angel Calkins @ (727) 483-2512





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