



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

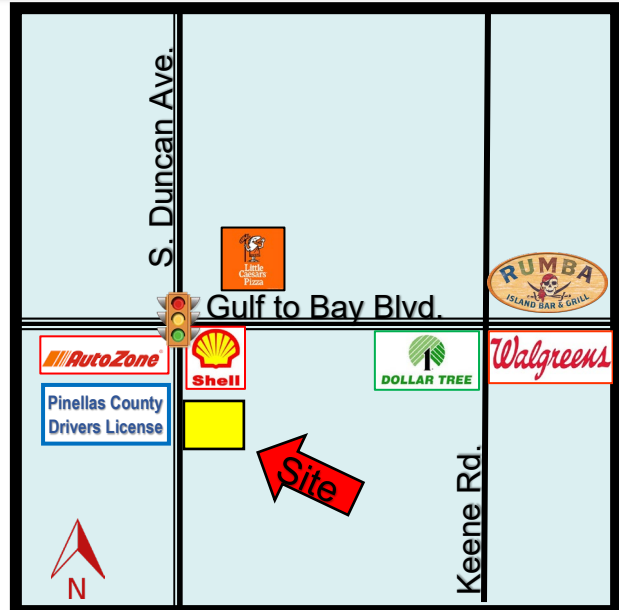
SI-1678

OFFICE CONDO FOR SALE



569 S. DUNCAN AVE.
CLEARWATER, FL 33756

- 1,140 SF TOTAL
- LAND USE: ROG
- ZONING: "O" OFFICE
- END CAP UNIT
- **PRICE: \$250,000**



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

www.kleinandheuchan.com



Revised: 3/5/25

PROPERTY OVERVIEW

SI-1678

ADDRESS: 569 S. Duncan Ave.
Clearwater, FL 33756

LOCATION: 1 block South of Gulf to Bay between
Duncan Ave., west of Keene Rd.

LAND AREA: Condo
DIMENSIONS: Irregular (Condo)

ZONING: "O" Office- City of Clearwater
LAND USE: ROG - Residential Office General
FLOOD ZONE: "X" - No Flood Insurance Required

IMPROVEMENTS: 1,140 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1983

PARKING: 4/1,000

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

PRESENT USE: Home Healthcare Office

MORTGAGE HOLDER: Free & Clear

TAXES: \$2,473.86 (2024)

PARCEL ID #: 14-29-15-91552-003-0050

PRICE: \$250,000

CONDO FEE: \$350 Per Month

NOTES: Very compact office. Seller will consider leasing or selling and or carrying back a note and mortgage.

KEY HOOK #: N/A

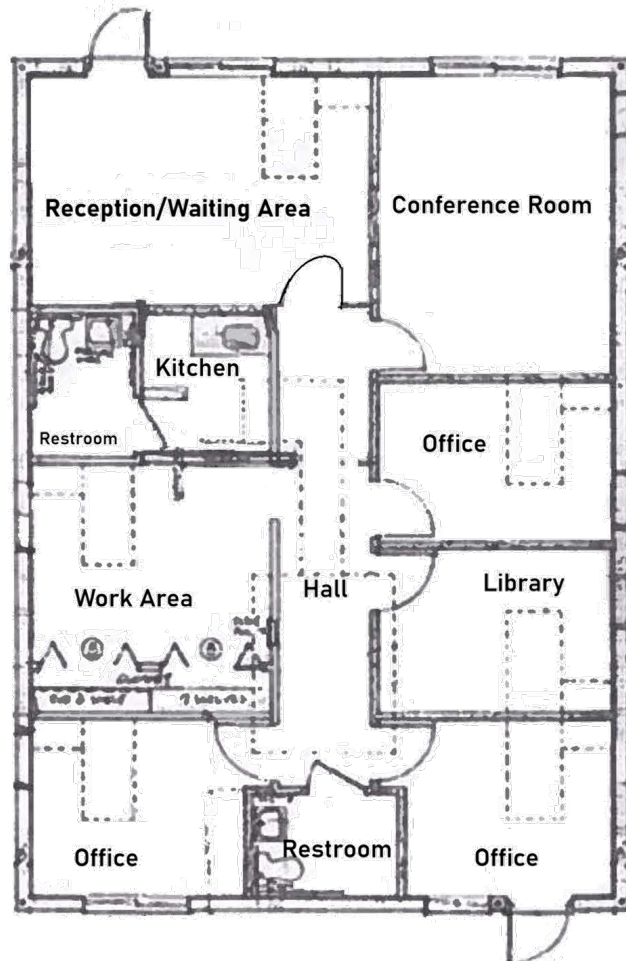
ASSOCIATES: Mark S. Klein, CCIM & Angel Calkins

K&H SIGNAGE: N/A

LISTING CODE: SI-1678-3-13/14 (727) 483-2512

SHOWING INFORMATION: Contact listing agents for a showing.

Floor Plan



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