



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

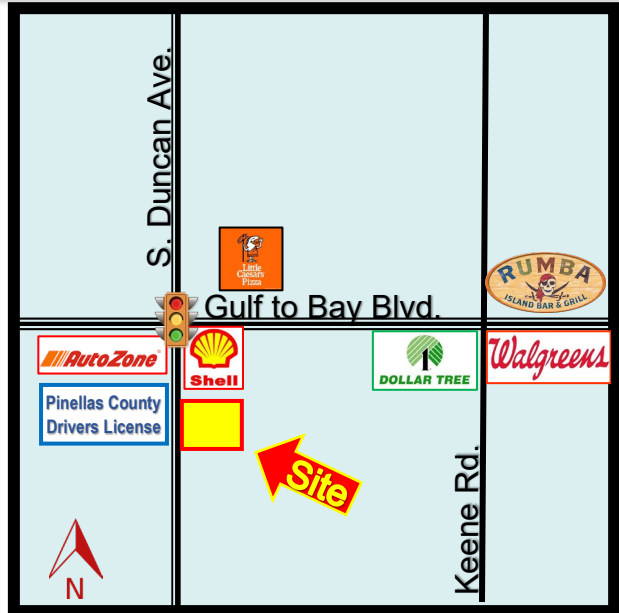
MEDICAL OFFICE CONDO

FOR SALE



561 S. DUNCAN AVE.
CLEARWATER, FL 33756

- 1,140 SF MEDICAL OFFICE
- 3 EXAM ROOMS
- PARKING AT YOUR DOOR
- LAND USE: ROG
- ZONING: "O" OFFICE
- **PRICE: \$250,000**



Revised: 3/5/2025

PROPERTY OVERVIEW

SI-1667

ADDRESS: 561 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

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

PARKING: 4/1,000

PRESENT USE: Medical Office

TAXES: \$2,303.14 (2024)

MORTGAGE HOLDER: Free & Clear

PARCEL ID #: 14/29/15/91552/003/0010

PRICE: \$250,000

TRAFFIC COUNT: N/A

CONDO FEE: \$350 Per Month

NOTES: Updated unit and perfect for medical, chiropractic, massage or converting to general office.
Building's roof has been recently updated.

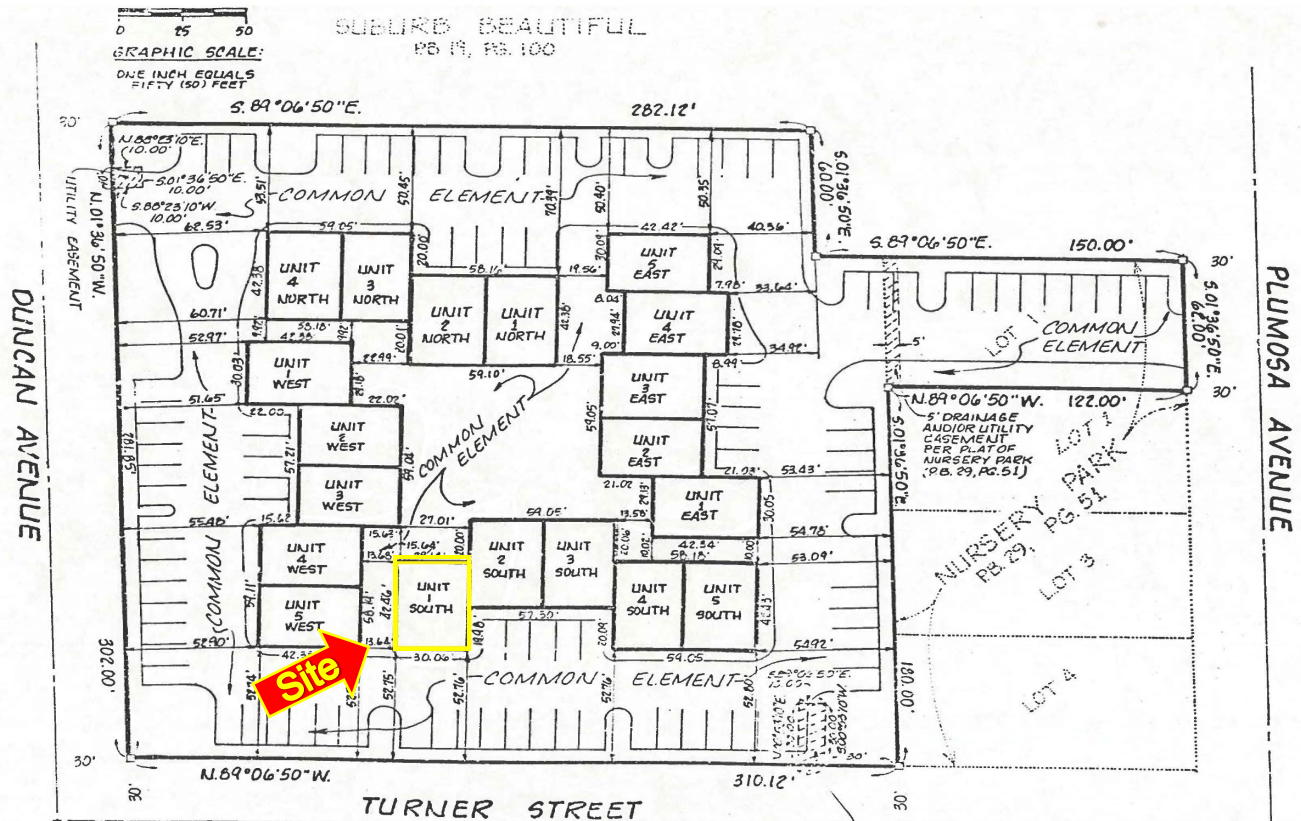
KEY HOOK #: 34

ASSOCIATE: Mark S. Klein, CCIM

K&H SIGNAGE: N/A

LISTING CODE: SI-1667-3-13

SHOWING INFORMATION: By appointment only, contact listing agent.



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