



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1679

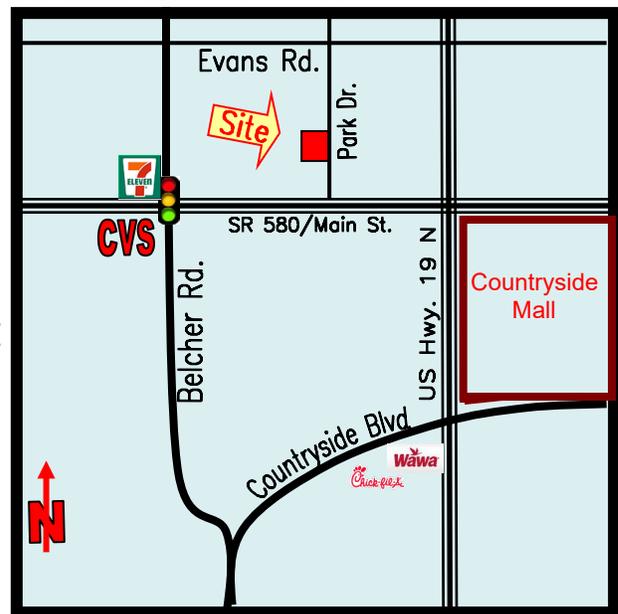
PROFESSIONAL/MEDICAL OFFICE

FOR SALE



2724 PARK DR.
CLEARWATER, FL 33763

- FREE STANDING OFFICE BUILDING
- 2,518 SF BUILDING
- LARGE PARCEL OF LAND @ 0.85 ACRES
- GREAT FOR MEDICAL OR GENERAL OFFICE
- FLEXIBLE LAYOUT
- NEXT TO OTHER MEDICAL USERS
- EXCELLENT COUNTRYSIDE LOCATION
- **SALE PRICE: \$525,000**



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

www.kleinandheuchan.com



ADDRESS: 2724 Park Dr.
Clearwater, FL 33763

LAND AREA: .85 acres

DIMENSIONS: 150' x 245'

IMPROVEMENTS: 2,518 SF

YEAR BUILT: 1978

PARKING: 3.5/1000

PRESENT USE: Medical

PRICE: \$525,000

LOCATION: Located on the west side of Park Dr., just north of (S.R. 580)

ZONING: R-4- Residential 4, Pinellas County

LAND USE: RCM (Residential Light Medium)

FLOOD ZONE: 'X' Non-Flood, No Insurance Required

LEGAL DESCRIPTION: Lengthy – in listing file

UTILITIES: Electric – Duke Energy, Septic, Water - Pinellas County & Trash - Coastal Waste

PARCEL ID #: 30-28-16-07272-000-0050

TRAFFIC COUNT: 50,000 v.p.d (on SR. 580)

TAXES: \$8,384.40 (2024)

TERMS: Cash to Seller

NOTES: 2,518 SF Free Standing Medical Building for Sale in Countryside. Space includes reception area, waiting room, business office, 2 private offices, 7 exam rooms, lab, nurse's station, 3 restrooms and storage area. Large 0.85-acre parcel of land. This property is centrally located and close to Countryside Mall, restaurants & stores. Ideal for Medical or any Professional office user. Great access off SR-580. Also access to Evans Road.

KEY HOOK #: 27

K&H SIGNAGE: 3 x 4

SHOWING INFORMATION: Call listing agent to set appointment.

ASSOCIATE: Monique Peteronje

LISTING CODE: SI-1679-3-25

