



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

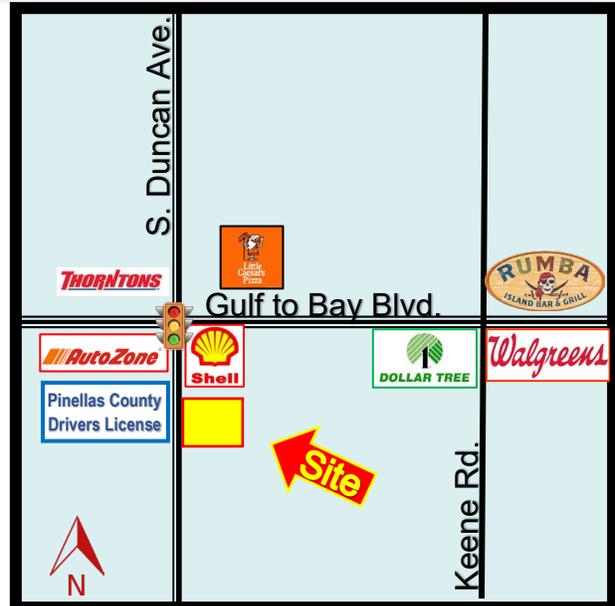
SI-1678

# 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](http://www.kleinandheuchan.com)



Revised: 5/14/2025

## 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

Includes: (Property Insurance, Landscaping, Water, Sewer,  
Trash, Common area electric, Exterior maint., Parking lot maint. &  
Association management)

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

**KEY HOOK #:** N/A

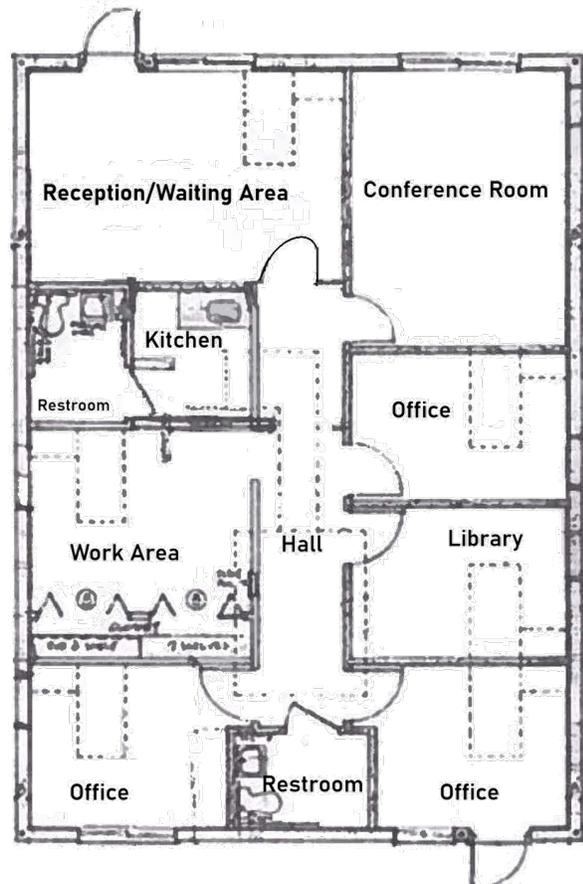
**ASSOCIATES:** Mark S. Klein, CCIM & Angel Calkins

**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



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.