



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

Commercial/Investment/Real Estate Services

SI-1673

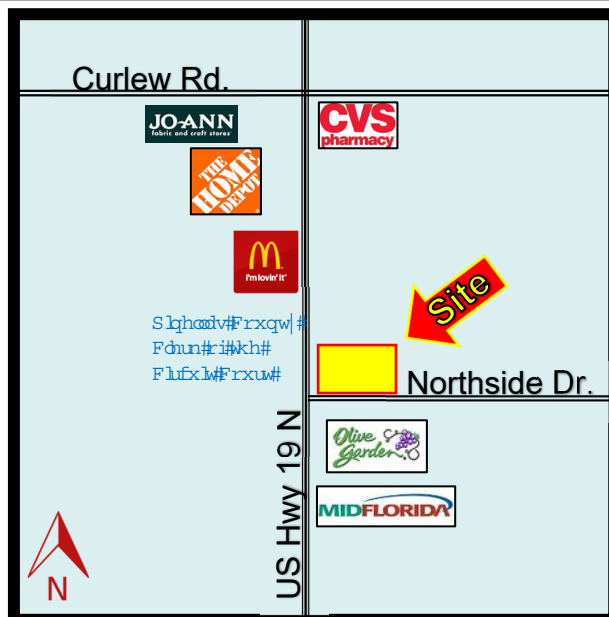
# **SALON STUDIO**

## **FOR SALE**



**29605 US HWY 19 N**  
**SUITE #340**  
**CLEARWATER, FL 33761**

- MOTIVATED SELLER
- 885 SF OF SALON SPACE
- EASY ACCESS FROM HIGHWAY
- FOUR INCOME PRODUCING SUITES
- NEWLY BUILT-OUT SPACE
- LOW OVERHEAD & MAINTENANCE
- FUTURE CAP RATE: 13.4%



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

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



**ADDRESS:** 29605 US Hwy 19 N Suite #340  
Clearwater, FL 33761

**LOCATION:** On US Hwy 19 N., South of Curlew Rd.,  
immediately N., of Northside Dr. on E. side of US Hwy 19

**LAND AREA:** N/A Condo Offices  
**DIMENSIONS:** N/A

**ZONING:** US 19 – City of Clearwater  
**LAND USE:** US 19 Corridor  
**FLOOD ZONE:** X (No Flood Insurance Required)

**IMPROVEMENTS:** 885 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**CEILING HEIGHT:** 10'

**UTILITIES:** Electric – Duke Energy  
Water & Sewer- City of Clearwater

**YEAR BUILT:** 1980

**PARKING:** 4/1000

**TAXES:** \$2,328.35 (2024)  
**PARCEL ID:** 19-28-16-19340-300-3400

**PRESENT USE:** Retail/Salon

**TRAFFIC COUNT:** 80,000 VPD (US Hwy 19 N)  
3,000 VPD (Northside Dr.)

**PRICE:** \$274,950

**TERMS:** Cash at Closing

**NOTES:** Situated within the Criterion Complex Park at 29605 US Highway 19 N, this 885-square-foot office & retail space has modern interiors that warmly greet visitors. Located within the 29605 building and part of an active condominium association, this property offers a rare opportunity as the motivated owner is ready to sell. Currently fully occupied by a thriving salon with four lockable rooms, it delivers consistent, stabilized cash flow with minimal overhead. Its prime location provides seamless accessibility via US Highway 19 N and Northside Drive. This investment is ideal for both new and seasoned investors seeking immediate income and growth potential. Act now—opportunities like this don't last. Contact us today to schedule a showing and secure this asset!

**KEY HOOK #:** 15

**ASSOCIATE:** Michael Monteclaro (727) 491-5621

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1673-3-02

**SHOWING INFORMATION:** By appointment only! Do not disturb tenants.

### 4-Chair Salon Suite Income Pro-Forma

	<u>MONTHLY</u>	<u>YEARLY</u>
<b>TOTAL INCOME</b> – 4 Chairs (by year end 2025)	\$4,800	\$57,600
<b><u>Projected Expenses</u></b>	<u>Monthly</u>	<u>Yearly</u>
Real Estate Taxes (est. 2025) - Expected tax for new Owner	\$400	\$4,800
Condominium Association Fees - Annual COA fee	\$482	\$5,784
Dept. of Rev. Taxes - (3%)	\$180	\$2,160
Water/Sewer/ (City of Clearwater)	\$125	\$1,500
Electric (Duke Energy)	\$192	\$2,304
Internet (Spectrum)	\$110	\$1,320
Management Fees 5%	<u>\$240</u>	<u>\$2,880</u>
Total	\$1,729	\$20,748
Net Operating Income (NOI)	\$3,071	\$36,852

Day Spa Suites asking \$274,950.00

Cap Rate: 13.4%

Cash on cash return with loan and 30% down: 23%