



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

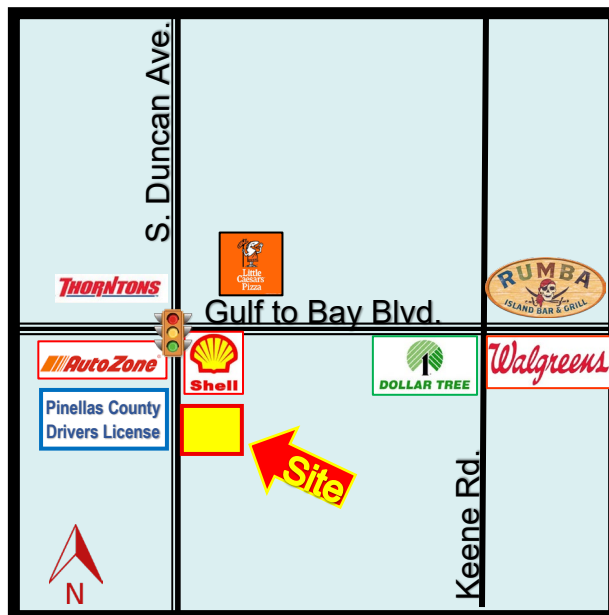
SI-1678/LO-1331

OFFICE CONDO FOR SALE OR LEASE



567 S. DUNCAN AVE.
CLEARWATER, FL 33756

- 1,140 SF AVAILABLE
- RECEPTION/WAITING AREA
- 5 PRIVATE OFFICES
- LARGE CONFERENCE ROOM
- KITCHEN & 2 RESTROOMS
- TRAFFIC LIGHT ACCESS FROM GULF TO BAY BLVD.
- **LEASE RATE: \$16.00/SF**
MODIFIED GROSS
- **SALE PRICE: \$225,000**



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

www.kleinandheuchan.com



ADDRESS: 567 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: both built in 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 #: 14-29-15-91552-003-0040

PRICE: \$225,000

CONDO FEES: \$350 Per Month

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

NOTES: Excellent efficient floorplan. Each office condo includes 5 private offices, large conference room, 2 restrooms and kitchenette. Building's roof has been recently updated. Parking at your door. Great office in highly accessible central Clearwater. Traffic light access from Gulf to Bay Blvd. Seller Financing available!!

KEY HOOK #: N/A

ASSOCIATES: Mark S. Klein, CCIM & Angel Calkins

K&H SIGNAGE: N/A

LISTING CODE: SI-1678/LO-1331-3-13/14 (727) 483-2512

SHOWING INFORMATION: Condo's occupied, please do not disturb tenants. Contact listing agents for a showing by appointment only.

LEASING INFORMATION

PROJECT SIZE: 21,660 SF

SPACE AVAILABLE: 1,140 SF

OCCUPANCY: 90 days

PARKING: 4/1,000

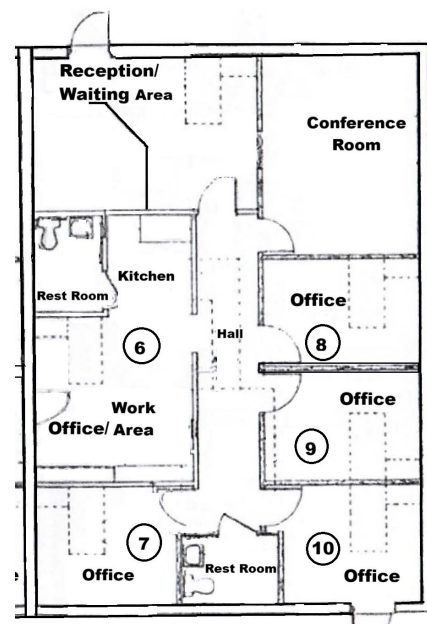
RENT: \$1,520.00 /Mo.

ESCALATION: 3%

MINIMUM TERM: 3-5 Years

SIGNAGE: On Building

567 Duncan



| OTHER CHARGES | LESSOR | LESSEE |
|----------------------|--------|---------------------------|
| Real Estate Taxes | X* | |
| Insurance | X* | |
| Trash | X* | |
| Exterior Maintenance | X* | |
| Interior Maintenance | X* | |
| Water | X* | |
| Management | X* | |
| Electric | | X *Included in Condo Fees |