



**KLEIN & HEUCHAN, INC.  
REALTORS**

Commercial/Investment/Real Estate Services

SI-1633

# OFFICE BUILDING FOR SALE



**2139 N.E. COACHMAN RD.  
CLEARWATER, FL 33765**

- 5,930 SF
- WELL-MAINTAINED 2-STORY OFFICE
- BUILT 1985
- 4 SEPARATE SUITES
- CONCRETE BLOCK
- EXCELLENT LOCATION
- PRICE: \$795,000



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 2139 N.E. Coachman Rd.  
Clearwater, FL 33765

**LAND AREA:** 17,500 SF

**DIMENSIONS:** 100' x 175'

**IMPROVEMENTS:** 5,930 SF  
(5,334 SF heated & air-conditioned/ leaseable)

**YEAR BUILT:** 1985

**PARKING:** 18 spaces

**PRESENT USE:** Office Building

**MORTGAGE HOLDER:** Free & Clear

**PRICE:** \$795,000

**LOCATION:** South East side of N.E. Coachman Rd.  
between Belcher Rd. and Drew St.

**ZONING:** O – Office (City of Clearwater)

**LAND USE:** ROG – Residential Office General

**FLOOD ZONE:** X (No Flood Insurance Required)

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

**UTILITIES:** Electric – Duke Energy

Water, Sewer & Trash- City of Clearwater

**TAXES:** \$13,000 (2025) Estimate

**PARCEL ID:** 12-29-15-59814-000-0031

**TERMS:** Cash at Closing

**NOTES:** Beautiful constructed building built to accommodate four individual offices with individual meters for electric and water. Currently owned by an institutional user. A new owner can use all of it or part of it. 1<sup>st</sup> floor is currently leased to Non-Profit thru May of 2027. Owner currently occupies the 2<sup>nd</sup> floor.

**KEY HOOK #:** 23

**K&H SIGNAGE:** 3 x 4

**SHOWING INFORMATION:** Call listing agent for showing. Property is occupied.

**ASSOCIATE:** Joe Santolucito

**LISTING CODE:** SI-1633-3-32

