



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

LO-1105

OFFICE SUITE

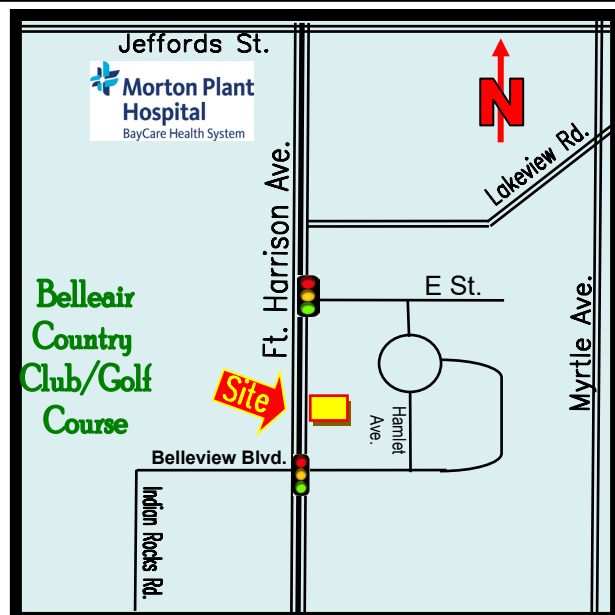
FRONTAGE ON S. FT. HARRISON AVE.

FOR LEASE



1433 S. FT. HARRISON AVE.
SUITE E & F
CLEARWATER, FL 33756

- SUITE E & F: 1,200 SF
- GREAT VISIBILITY
- HIGH TRAFFIC COUNT
- 7 OFFICES
- ONLY 1 SUITE AVAILABLE
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$20.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



LO-1105

LOCATION: on south Ft. Harrison across the street from Belleair Golf Course.

ZONING: C - Commercial - City of Clearwater
LAND USE: CG – Commercial General
FLOOD ZONE: X – No Flood Insurance required

LEGAL DESCRIPTION: BELLEVIEW COURT BLK
C, LOTS 3 & 4

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

TAXES: \$ 11,704.21 (2025)

PARCEL ID #: 21-29-15-07362-003-0030

TRAFFIC COUNT: 14,996 VPD on S. Ft. Harrison

NOTES: Lovely setting for professional office or retail services. Brick walkways, parking spaces under old Oaks and open porches welcome customers. Second story office suite of 1,200 SF has lots of natural light and one bathroom and 7 rooms for offices or conference, with views of the Belleair Golf Course. Excellent visibility with signage directly on S. Ft Harrison Ave. with high traffic count. Current tenants include a salon, roofing firm, professional service offices and medical billing office. Suite E & F is uniquely built with cathedral ceilings, transom windows creating a “tree house” effect.

ASSOCIATE: Marilyn Stuelke

LISTING CODE: LO-1105-3-03

SHOWING INFORMATION: Call listing associate to make an appointment.

LEASING INFORMATION

SPACE AVAILABLE: Suite E & F – 1,200 space – 2nd Floor

OCCUPANCY: Immediate

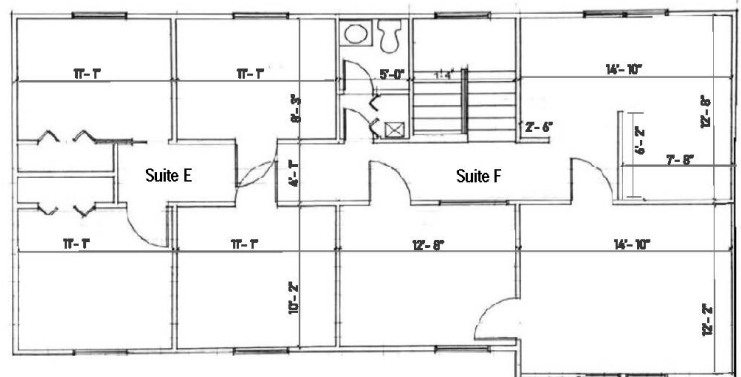
PARKING: 18 total spaces

RENT: 2nd Floor - \$2,000.00/Mo., includes expenses

Floorplan: 2ND Floor
Suite E & F – 1,200 SF

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X*
Exterior Maintenance		X*
Interior Maintenance		X
Water		X*
Management	X	
Electric		X

* \$50.00 monthly fee for these expenses



MINIMUM TERM: 1 year with annual renewal

SIGNAGE: monument sign

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