



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1645

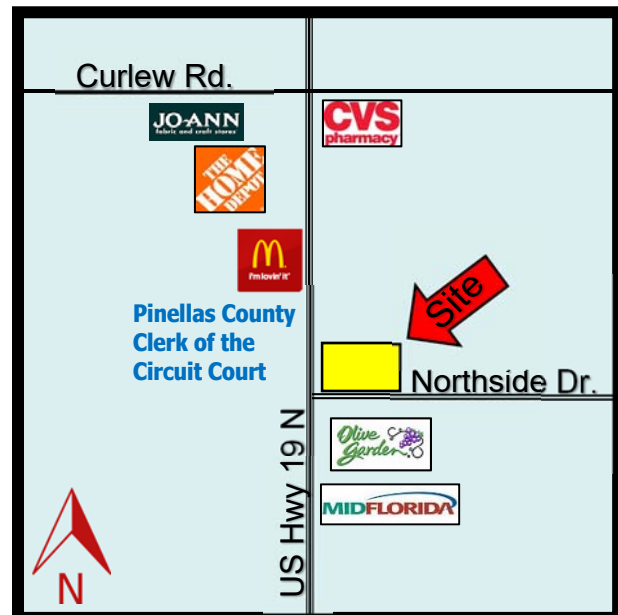
SALON STUDIO

FOR SALE



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

- 885 SF OF SALON SPACE
- EASY ACCESS FROM HIGHWAY
- FOUR INCOME PRODUCING SUITES
- NEWLY BUILT-OUT SPACE
- LOW OVERHEAD & MAINTENANCE
- 10% CAP RATE
- **PRICE: \$325,000**



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

www.kleinandheuchan.com



REVISED: 12/15/23

PROPERTY OVERVIEW

SI-1645

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**ZONING:** US 19 – City of Clearwater**DIMENSIONS:** N/A**LAND USE:** US 19 Corridor**IMPROVEMENTS:** 885 SF**FLOOD ZONE:** X (No Flood Insurance Required)**CEILING HEIGHT:** 10'**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1980**UTILITIES:** Electric – Duke Energy
Water & Sewer- City of Clearwater**PARKING:** 4/1000**TAXES:** \$2,454.69 (2023)**PARCEL ID:** 19-28-16-19340-300-3400**PRESENT USE:** Office/Retail**TRAFFIC COUNT:** 80,000 VPD (US Hwy 19 N)
3,000 VPD (Northside Dr.)**TERMS:** Cash at Closing**PRICE:** \$325,000**TERMS:** Cash at Closing

NOTES: Situated within the renowned Criterion Complex Park at 29605 US Highway 19 N, this 885-square-foot office & retail space boasts modern interiors that warmly greet visitors. Nestled in the 29605 building and part of an active condominium association, it's an enticing investment property. Currently housing a fully occupied salon, it features four lockable rooms, ensuring consistent and stabilized cash flow. With minimal overhead expenses, this property stands as a perfect starting point for new investors. Its prime location offers seamless accessibility via US Highway 19 N. and Northside Drive. Don't miss out on this opportunity – inquire about this listing today!

KEY HOOK #: 3**ASSOCIATE:** Michael Monteclaro (727) 491-5621**K&H SIGNAGE:** N/A**LISTING CODE:** SI-1645-2-02**SHOWING INFORMATION:** By appointment only! Do not disturb tenants.**4-Chair Salon Suite Income Pro-Forma**

	<u>MONTHLY</u>	<u>YEARLY</u>
TOTAL INCOME – 4 Chairs (by year end 2023)	\$4,650.00	\$55,800.00
<u>Projected Expenses</u>	<u>Monthly</u>	<u>Yearly</u>
Real Estate Taxes (est. 2023)	\$446.42	\$5,357.00
Condominium Association Fees	\$481.00	\$5,772.00
Taxes (Owner pays sales taxes 6%)	\$303.00	\$3,636.00
Water/Sewer/ (City of Clearwater)	\$117.17	\$1,406.00
Electric (Duke Energy)	\$261.50	\$3,138.00
Internet (Spectrum)	\$107.98	\$1,295.76
Total	\$1,717.06	\$20,604.76
Net Operating Income	\$2,932.94	\$35,195.24
Cap Rate @ \$325,000	10.8%	

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.