



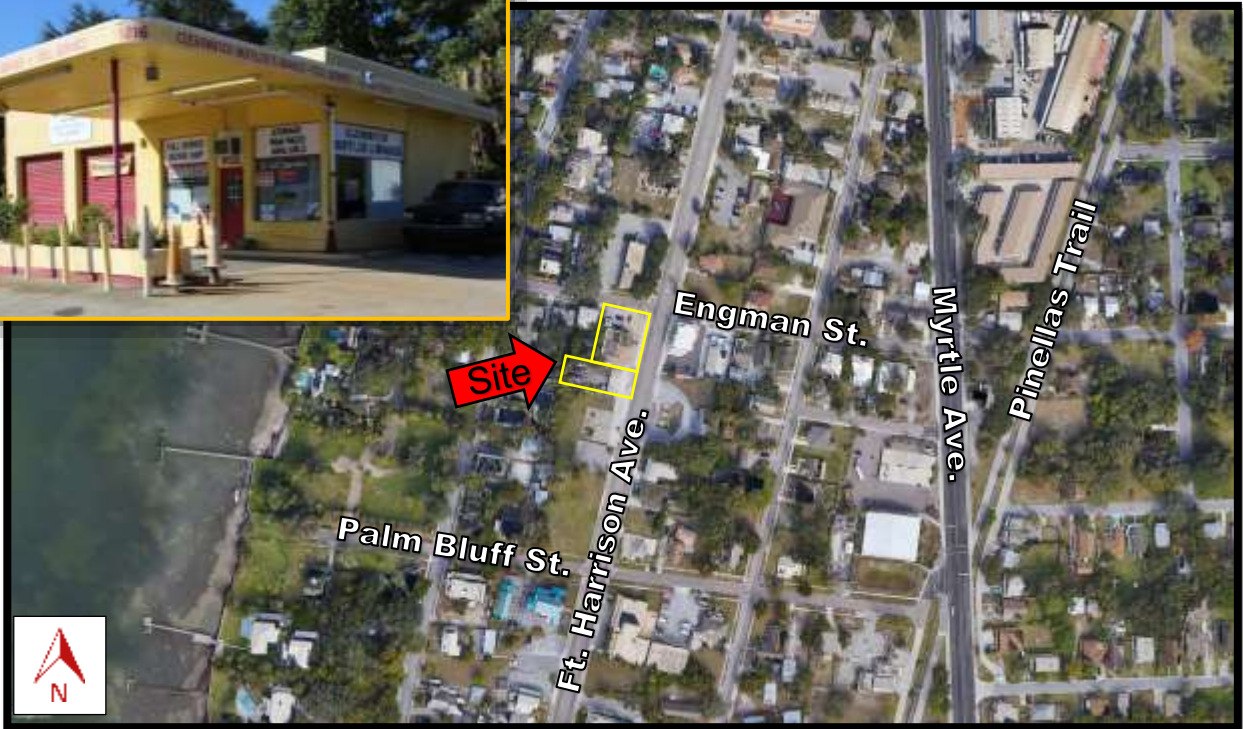
**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1597

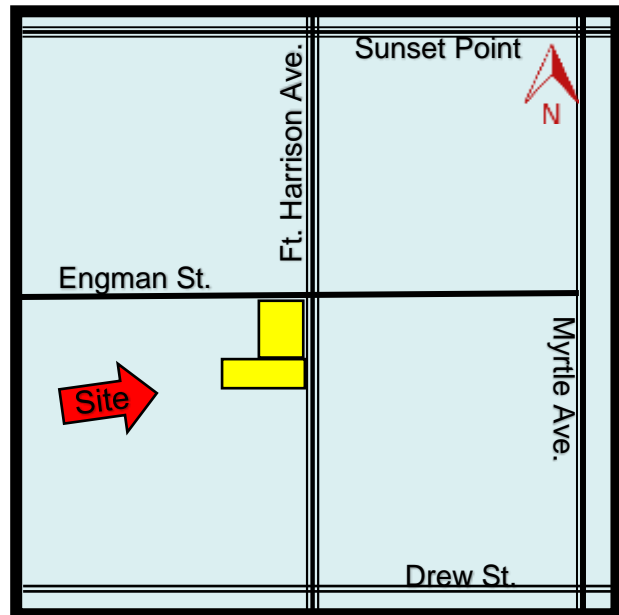
# AUTO & MUFFLER REPAIR BUSINESS PLUS REAL ESTATE

**FOR SALE**



**1216 N. FT. HARRISON AVE.**  
**CLEARWATER, FL 33755**

- ZONED C – COMMERCIAL
- LAND USE – GENERAL COMMERCIAL
- 1,288 SF CONCRETE BLOCK BLDG.
- 160' FRONTAGE ON FT. HARRISON
- OWNER MAY FINANCE
- IN BUSINESS FOR 25 YEARS
- **PRICE: \$850,000**



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

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



REVISED: 5/31/2024

## PROPERTY OVERVIEW

SI-1597

**ADDRESS:** 1216 N. Ft. Harrison Ave.  
Clearwater, FL 33755

**LOCATION:** North on Ft. Harrison Ave. to  
intersection of N Engman St.

**LAND AREA:** 15,320 SF

**ZONING:** C – Commercial (City of Clearwater)

**DIMENSIONS:** 107' x 80' & 52' x 130'

**LAND USE:** CG – Commercial General

**FLOOD ZONE:** X – no flood insurance required

**IMPROVEMENTS:** 1,288 SF Bldg.  
(484 SF Drive Thru)

**LEGAL DESCRIPTION:** Lengthy – in listing folder

**YEAR BUILT:** 1953

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

**PARKING:** 20 + spaces

**PRESENT USE:** Auto Repair & Muffler Install **TAXES:** \$2,355 (2023)

**MORTGAGE HOLDER:** Free & Clear

**PARCEL ID #:** 09-29-15-25956-000-0590 and  
09-29-15-25956-000-0610

**TERMS:** cash or new financing, possible owner financing

**PRICE:** \$850,000

**TRAFFIC COUNT:** 9,600 VPD (Ft. Harrison)

**NOTES:** Muffler installation & general auto repair business for sale with a large clientele, has been operating at this location for over 25 years. Located just north of new marina district on N. Ft. Harrison Ave. Sale would include furniture, equipment and inventory\* also includes an adjacent lot which is currently used for onsite store. Owner may consider financing. \*Inventory sold @ cost at closing. Site is excellent for future re-development.

**KEY HOOK #:** N/A

**ASSOCIATE:** Joseph Santolucito (727) 481-3194 (mobile)

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

**LISTING CODE:** SI-1597-3-32

**SHOWING INFORMATION:** Call agent to arrange appointment. Do not go to property without agent. 24 hour notice required for all showings.



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