

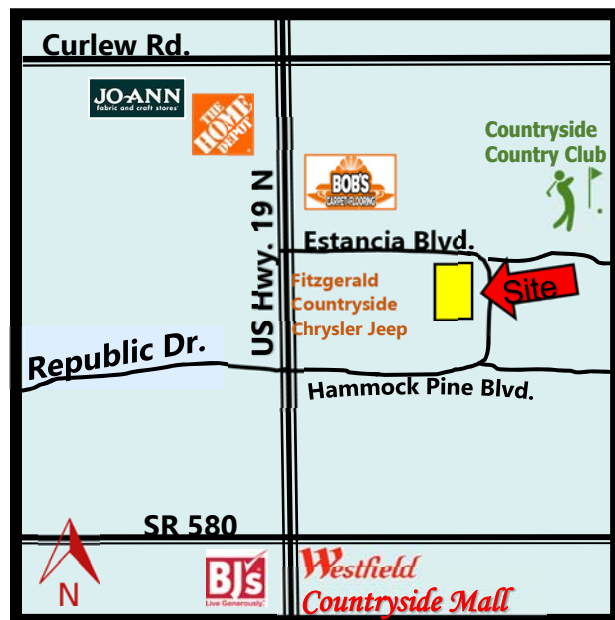


FREESTANDING PROFESSIONAL OFFICE FOR SALE



2431 ESTANCIA BLVD.
BUILDING B
CLEARWATER, FL 33761

- CENTRAL LOCATION
- LOTS OF NATURAL LIGHT
- VACANT – IMMEDIATELY AVAILABLE
- GENEROUS PARKING
- QUIET PROFESSIONAL PARK
- **PRICE: \$473,850**



REVISED: 8-27-24

PROPERTY OVERVIEW

SI-1662

ADDRESS: 2431 Estancia Blvd. Bldg. B
Clearwater, FL 33761

LOCATION: Just East off of US Hwy 19 behind Bob's Carpet Mart, just North of Republic Dr. / Hammock Pine Blvd. intersection.

LAND AREA: Condo

DIMENSIONS: Irregular

ZONING: CP (Commercial Parkway) Pinellas County

LAND USE: ROR (Residential Office Retail)

IMPROVEMENTS: 2,430 SF

FLOOD ZONE: X (No Flood Insurance Required)

YEAR BUILT: 1984

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 15 spaces

UTILITIES: Electric (Duke Energy) / Water (Pinellas County)
Sewer (City of Dunedin) / Trash (Condo Association)

PRESENT USE: Office

TAXES: \$4,859.49 (2023)

TERMS: Cash at Closing

PARCEL ID: 19-28-16-26151-000-0020

PRICE: \$473,850

TRAFFIC COUNT: 91,000 VPD (US Hwy 19)

NOTES: These well-built office condos are tucked away under ancient live oaks so peacefully you would think you were in North Carolina and far from any highway. However, you are only one block from US Hwy 19 and Countryside Mall is one light away. Building B is nestled right in the middle of the 5 buildings, giving it the quietest spot with convenient parking surrounding it and two entrances. Inside is a central open area for collaborative space, or large conference room with a kitchenette hidden off to the side, and six private offices surrounding that area. Offices have ceiling to floor windows bringing in dappled light. There are internal windows and some glass doors to open things up as well. A seventh large private office is around the corner with a private bathroom. Three bathrooms in the building. Well established landscaping is maintained by the association for low maintenance. Condo fees are currently \$740.00 and cover taxes and insurance on all common areas, lighting, paving, lawn and tree maintenance, structural exterior, windows, roofs and structural posts, all the exterior wood and signage on the buildings. A great place to get lots of work done in a peaceful, professional setting.

KEY HOOK #: 44

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3X4

LISTING CODE: SI-1662-3-23

SHOWING INFORMATION: Call listing agent for showing.

