



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1668

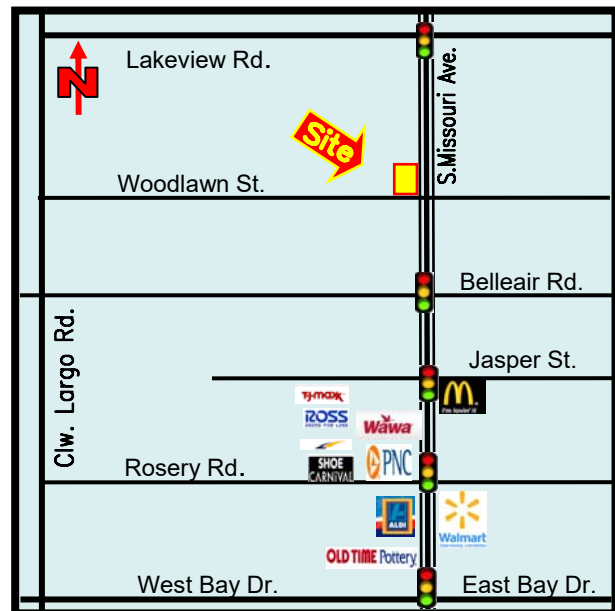
BUILDING

FOR SALE



1496 S. MISSOURI AVE.
CLEARWATER, FL 33756

- RETAIL OR OFFICE USE
- RECENTLY RENOVATED
- CORNER LOCATION
- HIGH TRAFFIC COUNT
- EASY ACCESS
- **SALE PRICE: \$374,900**



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



ADDRESS: 1496 S. Missouri Ave.
Clearwater, FL 33756

LOCATION: Just north of Woodlawn St, on the west side of Missouri Ave.

LAND AREA: 55' x 63'
DIMENSIONS: Irregular

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

IMPROVEMENTS: 991 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1951

UTILITIES: Electric - Duke Energy, Water/Sewer/Trash
Recycle & Storm water - City of Clearwater

PARKING: 5 /1000

TAXES: \$3,362.55 (2023)

PRESENT USE: Retail /Office

SALE PRICE: \$374,900

PARCEL ID #: 22/29/15/99684-000-0010
TRAFFIC COUNT: 25,700 (AVP)

NOTES: This recently renovated space includes new vinyl plank flooring with LED can lighting. The 990 SF offers a flexible layout with an open area as well as a private room. Exterior shed is included. Excellent opportunity for retailers or anyone looking to be located near high traffic count on a corner.

KEY HOOK #: 52

ASSOCIATES: Monique Petronje

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1668-3-25

SHOWING INFORMATION: Contact Listing Agent to arrange a showing.

