



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.
CLEARWATER, FL 33756

- SUITE G: 576 SF
- GREAT VISIBILITY
- ONLY 1 SUITE AVAILABLE
- HIGH TRAFFIC COUNT
- OPEN FLOORPLAN
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$21.00/SF**
MODIFIED GROSS



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



ADDRESS: 1433 S. Ft. Harrison Ave.
Clearwater, FL 33756

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

LAND AREA: 12,200 SF
DIMENSIONS: 100' x 122'

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

IMPROVEMENTS: 6,193 SF

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

YEAR BUILT: 1985

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

PARKING: 18 total spaces

PRESENT USE: Vacant

TAXES: \$10,640.49 (2023)

LEASE RATE: \$21.00/SF
Modified Gross

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. **Suite G:** is first floor open “L” floorplan with sink. Excellent visibility with signage directly on S Ft Harrison Ave. with high traffic count. Current tenants include a salon, attorney’s office, an IT service company, and medical billing office.

KEY HOOK #: N/A

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1105-3-03

SHOWING INFORMATION: Call listing associate to make an appointment.

LEASING INFORMATION

PROJECT SIZE: 6,193 SF

SPACE AVAILABLE: Suite G – 576 SF, Office – 1st Floor

ESCALATION: 4%

OCCUPANCY: Immediate

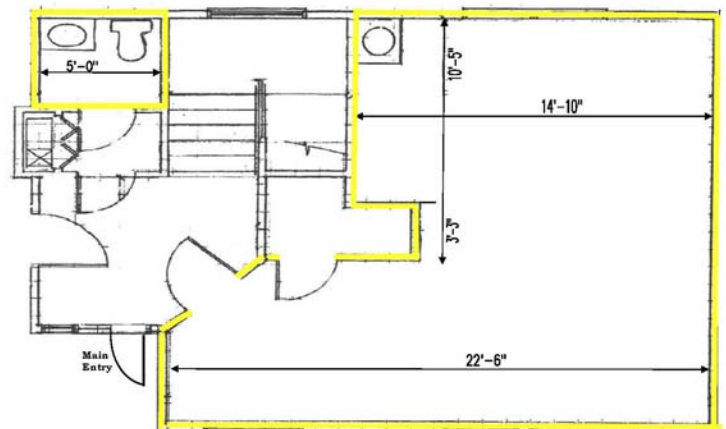
PARKING: 18 total spaces

RENT: Suite G – 1st Floor - \$1,008.00/Mo. + expenses

Floorplan:
Suite G – 1st Floor
576 SF Office

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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