



FULLY RENOVATED 14 UNIT APARTMENT COMPLEX

FOR SALE



1552 S. MYRTLE AVE.
CLEARWATER, FL 33756

- 14 TOTAL APARTMENT UNITS
- TWELVE – 3 BEDROOMS / 1.5 BATH UNITS
- TWO – 2 BEDROOM / 1 BATH UNITS
- ALSO INCLUDES A LEASING OFFICE, COMMUNITY BUILDING & STORAGE BUILDING
- ALL UNITS FULLY RENOVATED
- GREAT LOCATION IN CLEARWATER
- NEAR MORTON PLANT HOSPITAL, BELLEAIR & LARGO
- VALUE ADD OPPORTUNITY
- **PRICE: \$3,100,000**



REVISED: 2/4/2025

PROPERTY OVERVIEW

SI-1660

ADDRESS: 1552 S. Myrtle Ave.
Clearwater, FL 33756

LOCATION: Ft. Harrison South, Left on Belleair Rd. left on Myrtle Ave.

LAND AREA: 1.363 Acres (59,372 SF)
DIMENSIONS: Irregular

ZONING: MDR – Medium Density Residential & O - Office
LAND USE: R/OG – Residential Office General (City of Clearwater)
FLOOD ZONE: X – (no flood insurance required)

IMPROVEMENTS: Apartment Complex

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: Apartments & Community Building (1996)
Leasing Office (1930)

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

PARKING: 14 spaces

TAXES: \$45,000 (Estimated)

PRESENT USE: Residential Rental Apartments

PARCEL ID: 21-29-15-00000-440-2500

MORTGAGE HOLDER: N/A

TRAFFIC COUNT: 10,500 VPD (Belleair Rd. & Ft. Harrison)

PRICE: \$3,100,000

TERMS: Cash at Closing

NOTES: Excellent Multi-family investment opportunity. 14 apartment units centrally located in Clearwater. The complex features a leasing office, a community building, and a storage/maintenance building. There is a laundry area with washers and dryers. The property has been fully renovated and has newer roofs, hurricane impact windows, new HVAC units, and new kitchen appliances. The buildings are fire sprinkle and are concrete block construction. There is significant upside through the increase in allowable rents.

KEY HOOK #: N/A

ASSOCIATE: Steve Klein & Joe Santolucito

K&H SIGNAGE: N/A

LISTING CODE: SI-1660-1-27/32

SHOWING INFORMATION: Call listing agents for showing. Steve Klein (727) 458-8493 or Joe Santolucito (727) 481-3194



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.