



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

Commercial/Investment/Real Estate Services

SI-1680

# FREE STANDING OFFICE BUILDING FOR SALE



**1006 GROVE STREET  
CLEARWATER, FL 33755**

- FREE STANDING OFFICE BUILDING
- ATTRACTIVE EXTERIOR
- LOCATED IN DOWNTOWN CLEARWATER
- GREAT FLOOR PLAN
- EASY ACCESS FROM MAJOR ROADWAYS
- QUIET STREET
- **SALE PRICE: \$625,000**



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

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





REVISED: 3/19/2025

## PROPERTY OVERVIEW

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**ADDRESS:** 1006 Grove Street.  
Clearwater, FL 33755

**LOCATION:** Drew St., MLK Jr., Ave, to Grove St.

**LAND AREA:** 12,000 SF  
**DIMENSIONS:** 100' x 120'

**ZONING:** D – Downtown, City of Clearwater  
**LAND USE:** CBD – Central Business District – Clw.  
**FLOOD ZONE:** X – no insurance required

**IMPROVEMENTS:** 2,662 SF

**LEGAL DESCRIPTION:** Lengthy – in listing file.

**YEAR BUILT:** 1986

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

**PARKING:** 12 spaces /4.5 /1000 SF

**PRESENT USE:** Office Building

**TAXES:** \$5,730 (2024)

**PARCEL ID:** 15-29-15-53928-001-0080

**PRICE:** \$625,000

**TERMS:** Cash at Closing

**NOTES:** Attractive free-standing office building located in Downtown Clearwater. 8 offices all with windows, 1 conference room, file/storage room, 2 bathrooms (1 w/shower), waiting room, lots of storage space. Great location for business owners living on beaches or in Clearwater, Belleair or Dunedin. Great parking on-site. Easy access from Drew Street & Cleveland Street. Close to shopping, beach, Morton Plant Hospital & Pinellas County Courthouse.

**KEY HOOK #:** 32

**ASSOCIATE:** Steve Klein

**K&H SIGNAGE:** 3' x 4'

**LISTING CODE:** SI-1680-3-27

**SHOWING INFORMATION:** Please listing Agent to arrange showing.

