



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1677

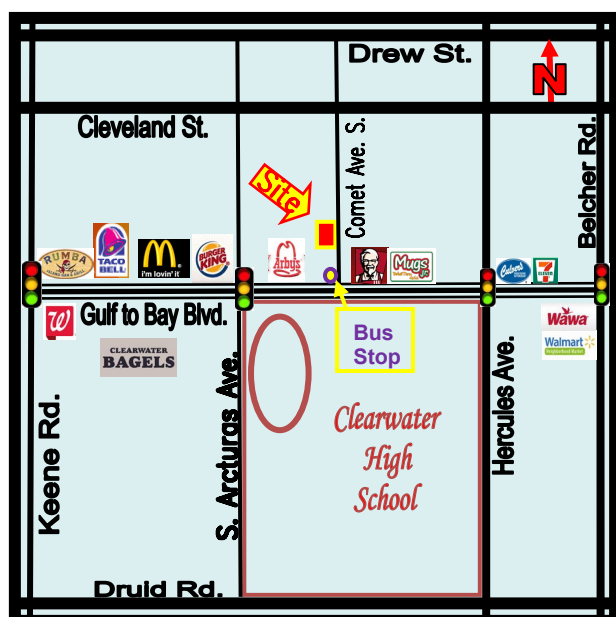
MIXED-USE COMMERCIAL BUILDING

FOR SALE



**410 S. COMET AVE.
CLEARWATER, FL 33765**

- 5,540 ± SF ZONED: COMMERCIAL
- 300' FEET FROM GULF TO BAY BLVD.
- CURRENTLY USED AS HAIR SALON + APARTMENTS (BUSINESS RELOCATING)
- ACROSS FROM CLEARWATER HIGH SCHOOL
- MIXED-USE BUILDING HAS LOTS OF FLEXIBILITY
- GREAT CENTRAL CLEARWATER LOCATION
- **PRICE: \$1,179,999**



ADDRESS: 410 S. Comet Ave.
Clearwater, FL 33765

LOCATION: NW corner of S. Comet Ave & Gulf to Bay Blvd., (SR 60).

LAND AREA: 17,550 SF
DIMENSIONS: 130' x 135'

ZONING: "C" Commercial – City of Clearwater
LAND USE: CG
FLOOD ZONE: X – Non-Flood

IMPROVEMENTS: 5,540 ± SF

LEGAL DESCRIPTION: Lengthy, in file

YEAR BUILT: 1989

PARKING: 21 spaces
(including 6 covered spaces)

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

PRESENT USE: Salon

TAXES: \$4,318.60 (2024)

PRICE: \$1,179,999

PARCEL ID # 13/29/15/82494/001/0050

TERMS: Cash

TRAFFIC COUNT: Approx. 50,000 A.A.D.T. (2022)

NOTES: Free standing retail/office/residential building. Total size is approximately 5,540 SF. Close to Gulf to Bay (SR 60) which has over 52,500 vehicles (2023) per day. Currently a hair salon with office & residential use. 3,167 SF Salon, 2,373 SF Residential, + carport (6 spaces) covered parking. All new roofs in 2021.

KEY HOOK #: N/A

ASSOCIATES: Angel Calkins (727) 483-2512

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1677-3-14

SHOWING INFORMATION: By appointment only, call or text Angel Calkins @ (727) 483-2512

