



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

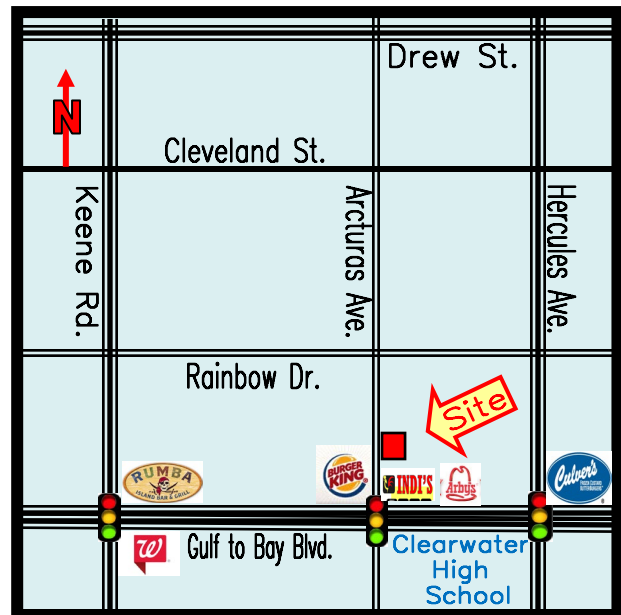
LO-1160

FREE STANDING BUILDING FOR LEASE



407 S. ARCTURAS AVE.
CLEARWATER, FL 33765

- 5,188 SF FREE STANDING BUILDING
- SINGLE USER BUILDING
- CENTRAL CLEARWATER LOCATION
- ZONED "C" COMMERCIAL
- **LEASE RATE: \$10.00/SF NNN**



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

www.kleinandheuchan.com



ADDRESS: 407 S. Arcturas Ave.
Clearwater, FL 33765

LOCATION: One lot N of Gulf to Bay on east side of
Arcturas Ave.

LAND AREA: 17,000 SF / .39 Ac.

DIMENSIONS: 100' street x 170' ±

ZONING: C – Commercial, City of Clearwater

LAND USE: CG

FLOOD ZONE: X – Non-Flood Zone

IMPROVEMENTS: 5,188 SF ±

CLEAR CEILING HEIGHT: 8'

LEGAL DESCRIPTION: In listing file.

YEAR BUILT: 1975 (renovated 2014)

PARKING: 21 spaces * 17 spaces in parking cross easement

UTILITIES: Water, Sewer & Trash –City of Clearwater

Electric – Duke Energy

PRESENT USE: Vacant – (prior use Office)

PARCEL ID #: 13-29-15-82620-002-0050

TAXES: \$10,421.47 (2024)

LEASE RATE: \$10.00/SF NNN

NNN CHARGES (EST.) \$2.80/SF/ (\$1,210.53/Mo.) **TRAFFIC COUNT:** 52,000 (2020) Gulf to Bay Blvd., AADT-FDOT

NOTES: Very well-located free-standing building with easy access one lot north of Gulf to Bay Blvd., with traffic light at S. Arcturas & Gulf to Bay. Across from Clearwater High School. Very versatile floor plan with lots of open area and windows for natural light.

KEY HOOK #: Lock Box

K&H SIGNAGE: 3' x 4'

ASSOCIATES: Tom Duncan (727) 424-5666 mobile/ tom.duncan@khrfl.com
and Angel Calkins (727) 483-2512 angel.calkins@khrfl.com

LISTING CODE: LO-1160-3-21/14

SHOWING INFORMATION: By appointment with Associate.

LEASING INFORMATION

PROJECT SIZE: 5,188 SF

SPACE AVAILABLE: 5,188 SF

PARKING: 21 spaces * 17 spaces in parking cross easement

OCCUPANCY: Immediate

RENT: \$4,323.33/Month + Expenses

NNN CHARGES: Estimated @ \$2.80/SF = \$1,210.50/month

ESCALATION: 3% /year

OTHER CHARGES

Real Estate Taxes	
Insurance: Building	
Insurance Personal Property & Liability	
Trash	
Exterior Maintenance	
Interior Maintenance	
Water	
Management	X
Electric	

LESSOR

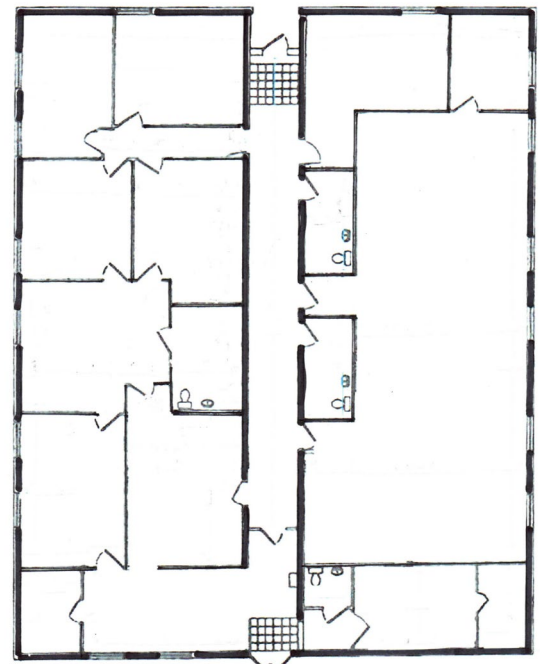
LESSEE

CAM
CAM
X
CAM
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X
X
X

MINIMUM TERM: 3 Years

SIGNAGE: On Building

FLOOR PLAN: 5,188 SF



Aerial Video:

<https://youtu.be/PZqAQtaZy8>