



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1691

COUNTRYSIDE AREA APARTMENTS

WELL- MAINTAINED 7 UNIT COMPLEX

FOR SALE



2779 & 2780 CYPRESS DR.
CLEARWATER, FL 33763

- CONSISTS OF 1 TRIPLEX AND 2 DUPLEXES
- SEVEN 2- BEDROOM UNITS, 6 UNITS HAVE GARAGES
- SEPARATE WATER METERS FOR EACH UNIT
- BLOCK BUILDINGS – BUILT IN 1999 & 2000
- NEW ROOFS – DECEMBER 2023
- ALL UNITS HAVE WASHER/DRYER HOOK UP
- CLOSE TO COUNTRYSIDE MALL
- SALE PRICE: \$1,625,000



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

www.kleinandheuchan.com



ADDRESS: 2779 & 2780 Cypress Dr.
Clearwater, FL 33763

LOCATION: From US Hwy 19 N., west on S.R. 580
right on Cypress Dr. to property.

LAND AREA: 41,371 SF (.94 acres)
DIMENSIONS: 100' x 125' (triplex)
100' x 286' (duplexes)

ZONING: R-4 – Pinellas County
LAND USE: RLM – Residential Median
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: 3,172 SF (Triplex)
5,648 SF (2-duplexes)

LEGAL DESCRIPTION: Lengthy – in listing file

YEAR BUILT: 2779 Cypress Dr. (Built 2000)
2780 Cypress Dr. (Built 1999)

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash - Pinellas County

PRESENT USE: 7 Residential Rental Apartments
PARKING: Ample

TAXES: \$17,776 (2024)
PARCEL ID #: (2779 Cypress Dr.) 30-28-16-07272-000-1400
(2780 Cypress Dr.) 30-28-16-07272-000-0930

PRICE: \$1,625,000

TRAFFIC COUNT: 55,500 V.P.D. (Main St.)

TERMS: Cash at Closing

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NOTES: **2780 Cypress Drive** is a triplex. Each of the three apartment units are 2 bedrooms with 1 bathroom. The units generally have remodeled bathrooms and updated kitchens. The kitchens have stainless steel refrigerators, dishwashers, stoves/ovens, and microwaves. Two apartment units have a one car garage with automatic opener. The units also have washer/dryer hookups. The roofs are new, installed in 2023. Each apartment unit has its own water meter so the tenants pay their own water and sewer charges directly to the utility company.

2779 Cypress Drive consists of two duplexes with a total of 4 units. Each unit has 2 bedrooms with 1 bathroom. These apartments have generally been renovated. All of the units have washer/dryer hookups. All apartments have one car garages with openers. All of the apartment units have their own water meters so the tenants pay their own water & sewer directly to the utility company. As a bonus, these properties qualify for attractive residential financing terms.

KEY HOOK #: N/A
K&H SIGNAGE: N/A

ASSOCIATE: Joe Santolucito (727) 481-3194
LISTING CODE: SI-1691-1-32

SHOWING INFORMATION: Call Agent to arrange appt., 24-hr. notice prior to showing.

2779 Cypress Dr. (2 duplexes)



2780 Cypress Dr. (triplex)

