



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

MEDICAL/GENERAL OFFICE FOR SALE



**561 S. DUNCAN AVE.
CLEARWATER, FL 33756**

- 1,140 SF MEDICAL OR GENERAL OFFICE
- RECEPTION / WAITING AREA
- 5 PRIVATE OFFICES
- LARGE CONFERENCE ROOM
- KITCHENETTE & 2 RESTROOMS
- TRAFFIC LIGHT ACCESS FROM GULF TO BAY BLVD.
- **PRICE: \$225,000**



ADDRESS: 561 S. Duncan Ave.
Clearwater, FL 33756

LAND AREA: Condo
DIMENSIONS: Irregular (Condo)

IMPROVEMENTS: 1,140 SF

YEAR BUILT: 1983

PARKING: 4/1,000

PRESENT USE: Medical Office

MORTGAGE HOLDER: Free & Clear

PRICE: \$225,000

LOCATION: 1 block South of Gulf to Bay between Duncan Ave., west of Keene Rd.

ZONING: "O" Office- City of Clearwater
LAND USE: ROG – Residential Office General
FLOOD ZONE: "X" & "AE"

LEGAL DESCRIPTION: Lengthy (in listing folder)

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

TAXES: \$2,507.26 (2025)

PARCEL ID # 14/29/15/91552/003/0010

CONDO FEE: \$350 Per Month

Includes: - (Property Insurance, Landscaping, Water, Sewer, Trash, Common area electric, Exterior maintenance, Parking lot maintenance & Association management.)

NOTES: Excellent efficient floorplan. This office condo includes 5 private offices, large conference room, lobby/waiting area, 2 restrooms and kitchenette. Building's roof was updated in 2020. Parking at your door. Great office in highly accessible central Clearwater. Traffic light access from Gulf to Bay Blvd. Private entrances front & rear. Quiet location that is close to shops, restaurants, coffee, banks & other amenities. Ideal for medical, chiropractic, massage or general office use.

KEY HOOK #: 34

K&H SIGNAGE: N/A

SHOWING INFORMATION: By appointment only, contact listing agent.

ASSOCIATE: Angel Calkins (727) 483-2512

LISTING CODE: SI-16 67-3-14

