



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1105

OFFICE SUITE

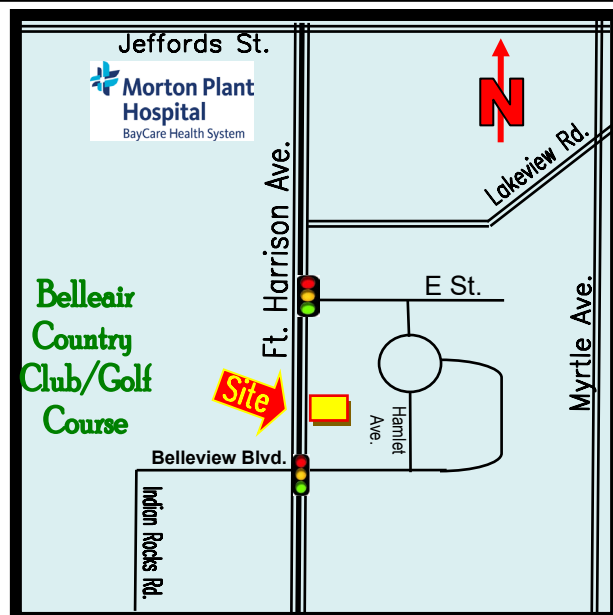
FRONTAGE ON S. FT. HARRISON AVE.

FOR LEASE



1433 S. FT. HARRISON AVE.
CLEARWATER, FL 33756

- SUITE E & F: 1,200 SF
- GREAT VISIBILITY
- HIGH TRAFFIC COUNT
- 7 OFFICES
- ONLY 1 SUITE AVAILABLE
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$20.00/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 1433 S. Ft. Harrison Ave.
Clearwater, FL 33756

LOCATION: on south Ft. Harrison across the street from Belleair Golf Course.

LAND AREA: 12,200 SF
DIMENSIONS: 100' x 122'

ZONING: C - Commercial - City of Clearwater
LAND USE: CG – Commercial General
FLOOD ZONE: X – No Flood Insurance required

IMPROVEMENTS: 6,193 SF

LEGAL DESCRIPTION: BELLEVIEW COURT BLK C, LOTS 3 & 4

YEAR BUILT: 2nd Floor - 1985

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

PARKING: 18 total spaces

PRESENT USE: Vacant

TAXES: \$ 11,704.21 (2025)

LEASE RATE: \$20.00/SF
Modified Gross

PARCEL ID #: 21-29-15-07362-003-0030
TRAFFIC COUNT: 14,996 VPD on S. Ft. Harrison

NOTES: Lovely setting for professional office or retail services. Brick walkways, parking spaces under old Oaks and open porches welcome customers. Second story office suite of 1,200 SF has lots of natural light and one bathroom and 7 rooms for offices or conference, with views of the Belleair Golf Course. Excellent visibility with signage directly on S. Ft Harrison Ave. with high traffic count. Current tenants include a salon, roofing firm, professional service offices and medical billing office. Suite E & F is uniquely built with cathedral ceilings, transom windows creating a “tree house” effect.

KEY HOOK #: None
K&H SIGNAGE: 3 x 4
SHOWING INFORMATION: Call listing associate to make an appointment.

ASSOCIATE: Marilyn Stuelke
LISTING CODE: LO-1105-3-03

LEASING INFORMATION

PROJECT SIZE: 6,193 SF

SPACE AVAILABLE: Suite E & F – 1,200 space – 2nd Floor

ESCALATION: 4%

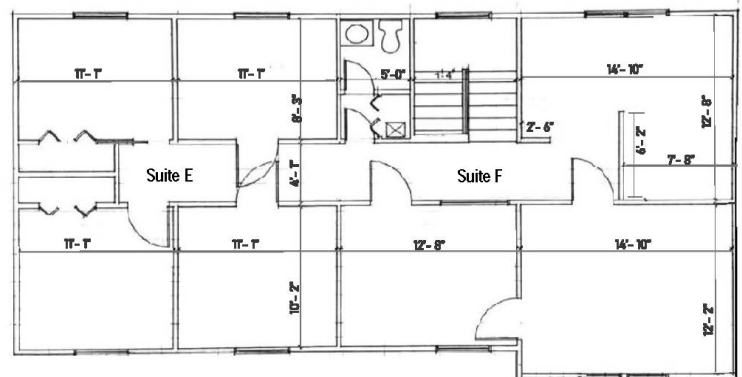
OCCUPANCY: Immediate

PARKING: 18 total spaces

RENT: 2nd Floor - \$2,000.00/Mo., includes expenses

Floorplan:
Suite E & F – 1,200 SF

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X*
Exterior Maintenance		X*
Interior Maintenance		X
Water		X*
Management	X	
Electric		X



2ND FLOORPLAN
1,200 SF MoI

* \$50.00 monthly fee for these expenses

MINIMUM TERM: 1 year with annual renewal

SIGNAGE: monument sign