



**KLEIN & HEUCHAN, INC.  
REALTORS**

Commercial/Investment/Real Estate Services

SI-1692

# COMMERCIAL BUILDING DOWNTOWN CLEARWATER FOR SALE



**805 TURNER ST.  
CLEARWATER, FL 33756**

- MULTI-USE FREE STANDING BUILDING
- 6 ON SITE PARKING SPACES PLUS SHED
- BEAUTIFUL INTERIOR
- CLOSE TO MORTON PLANT HOSPITAL
- DOWNTOWN CLEARWATER LOCATION
- **PRICE: \$329,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 805 Turner St.  
Clearwater, FL 33756

**LAND AREA:** 9,450 SF  
**DIMENSIONS:** 54' X 175'

**IMPROVEMENTS:** 1,056 SF

**YEAR BUILT:** 1920

**PARKING:** 6 spaces + shed

**PRESENT USE:** Salon

**MORTGAGE HOLDER:** Free & Clear

**PRICE:** \$329,000

**LOCATION:** East of Myrtle Ave., off Turner St.

**ZONING:** C – Commercial (City of Clearwater)  
**LAND USE:** CG- Commercial General  
**FLOOD ZONE:** X (Non Evacuation)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

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

**TAXES:** \$3,375.07 (2025)

**PARCEL ID:** 15-29-15-54450-022-0030

**TRAFFIC COUNT:** 7,500 VPD - AADT

**TERMS:** Financing, Cash @ closing

**NOTES:** Discover a rare opportunity in the heart of downtown Clearwater – a charming modern cottage-style building offered at just \$329,000. Currently used as a salon. Stylists are open to staying on part-time. Close to Morton Plant Hospital, Clearwater Beach and Downtown Clearwater this property blends charm and functionality with a warm, inviting exterior and updated interior that is move-in ready for a commercial business. Clients will love the boutique feel of the cottage design, while you'll appreciate the practical layout that makes running your business efficient and enjoyable. Located in one of Clearwater's most desirable downtown corridors, this property enjoys excellent visibility and easy access, drawing in both local clients and visitors exploring the area. This property boasts ample parking, ensuring convenience for your clientele and staff alike – a feature that sets it apart and adds tremendous value.

**KEY HOOK #:** 9

**K&H SIGNAGE:** N/A

**SHOWING INFORMATION:** By appointment only.

**ASSOCIATE:** Uli Cramer (727) 216-5934 (Cell)

**LISTING CODE:** SI-1692-3-20

