



KLEIN & HEUCHAN, INC
REALTORS
Commercial/Investment/Real Estate Services

SI-1705/LO-1348

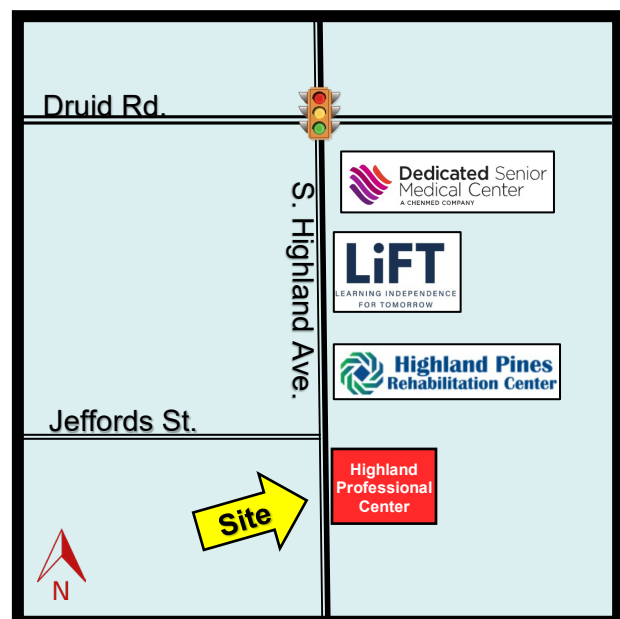
CLEARWATER MEDICAL OFFICE

FOR SALE OR LEASE



1201 S HIGHLAND AVE.
UNIT #7
CLEARWATER, FL 33756

- MEDICAL OR GENERAL OFFICE
- RECENTLY UPDATED
- EASILY DEMISED
- GREAT LOCATION
- EASY ACCESS
- CLOSE TO SHOPPES & RESTAURANTS
- **SALES PRICE: \$584,900**
- **LEASE RATE: \$13.00/SF NNN**



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REVISED: 9/22/26

PROPERTY OVERVIEW

SI-1705/LO-1348

ADDRESS: 1201 S Highland Ave. Unit #7
Clearwater, FL 3756**LOCATION:** South of Druid Rd. on the East side of
South Highland Ave.**LAND AREA:** 73,260 SF
DIMENSIONS: 330' X 222'**ZONING:** O – Office (City of Clearwater)
LAND USE: ROG – Residential office General
FLOOD ZONE: AE – Flood Insurance Required**IMPROVEMENTS:** 15,530 SF**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1965 (renovated in 2024)**UTILITIES:** Electric (Duke Energy)
Water, Sewer & Trash (City of Clearwater)-By Association**PARKING:** 105 total
CLEAR CEILING HEIGHT: 8'**TAXES:** \$7,171.54 (2025)**PRESENT USE:** Medical Office**PARCEL ID:** 23-29-15-16509-000-0070**MORTGAGE HOLDER:** Achieva Credit Union
BALANCE: \$313,456**TERMS:** Cash at Closing**PRICE:** \$584,900

NOTES: Highland Professional Office Complex is a multi-tenant condo project with eleven individually owned medical and professional office suites. The suites are arranged around a common landscaped courtyard and include private covered parking for the owner. Access to the property is controlled through three secured entry gates equipped with digital access for easy access after-hours. This suite was recently renovated and includes a large reception area with an adjoining business office for easy check-in and check-out, 3 restrooms, 2 kitchens, 3 procedure rooms, 4 exam rooms with plumbing, utility closet, wet-lab and more. CAM: \$5.23/SF NNN (includes water, sewer, trash, real estate taxes, property insurance including roof and structure, landscaping, parking lot and common signage).

KEY HOOK #: N/A**ASSOCIATE:** Larry Gilbert**K&H SIGNAGE:** 3'X4'**LISTING CODE:** SI-1705/LO-1348-3-31**SHOWING INFORMATION:** Call listing agent for showing. 24-hour notice required.**LEASING INFORMATION****PROJECT SIZE:** 15,530 SF**OCCUPANCY:** 30 days after lease execution**PARKING:** 6/1,000**ESCALATION:** 5%**RENT:** \$13.00/SF + \$5.23/SF NNN**SPACE AVAILABLE:** UNIT #7 (3,400 SF)**MINIMUM TERM:** 3 years**SIGNAGE:** Monument & Door**OTHER CHARGES:****LESSOR****LESSEE**Real Estate Taxes
Insurance: Building
Insurance: Personal Property & Liability
Trash
Exterior Maintenance
Interior Maintenance
Water
Management
ElectricCAM*
CAM*
X
CAM*
CAM*
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