



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

LO-1105

# OFFICE SUITE

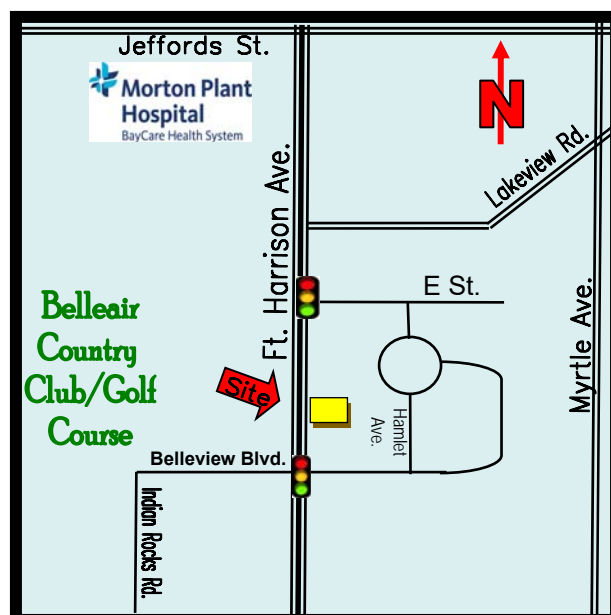
## FRONTAGE ON S. FT. HARRISON AVE.

### FOR LEASE



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

- GREAT VISIBILITY
- HIGH TRAFFIC COUNT
- OFFICE LAYOUT
- ONLY 1 SUITE AVAILABLE
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$10/SF**  
**MODIFIED GROSS**



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

**YEAR BUILT:** 1<sup>st</sup> Floor - 1949  
2<sup>nd</sup> Floor - 1985

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

**UTILITIES:** City of Clearwater- *Water & Sewer*  
Duke Energy - *Electric*

**PARKING:** 18 total spaces

**PRESENT USE:** Vacant

**TAXES:** \$8,893.52 (2020)

**LEASE RATE:** \$10/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 MOL has lots of natural light and one bathroom and 7 rooms for offices or conference, some with glimpses of the Belleair Golf Course. Floor plans are available. Excellent visibility with signage directly on S Ft Harrison Ave. with high traffic count. Current tenants included a salon, attorney's office, and professional photography offices with studio.

**KEY HOOK #:** 39

**ASSOCIATE:** Marilyn Stuelke

**K&H SIGNAGE:** 3 x 4

**LISTING CODE:** LO-1105-3-03

**SHOWING INFORMATION:** Call listing associate to make an appointment.

### LEASING INFORMATION

**PROJECT SIZE:** 6,193 SF

**SPACE AVAILABLE:**

**ESCALATION:** 3%

~~Showroom / Office - 1<sup>st</sup> Floor - 695 SF MOL~~

**PARKING:** 18 total spaces

~~Suite D - 1<sup>st</sup> Floor - 695 SF MOL~~

Suites E & F - 2<sup>nd</sup> Floor - 1,200 SF MOL - Office

**RENT:** 2<sup>nd</sup> Floor - \$1,000.00/Mo. + expenses

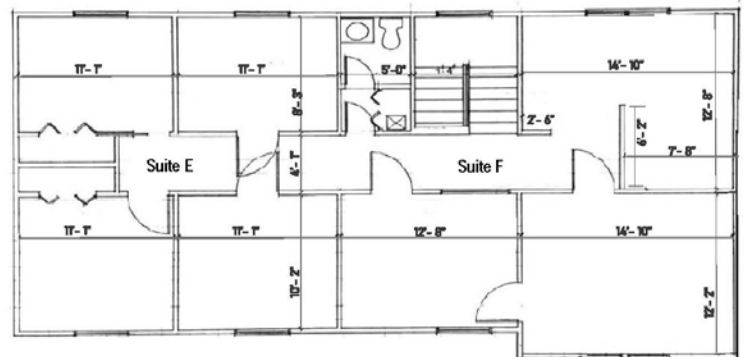
**OCCUPANCY:** Immediate

#### **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

\* \$50.00 monthly fee for these expenses



**2<sup>ND</sup> FLOOR PLAN**

1,200 SF Mol

**MINIMUM TERM:** 3 years

**SIGNAGE:** monument sign