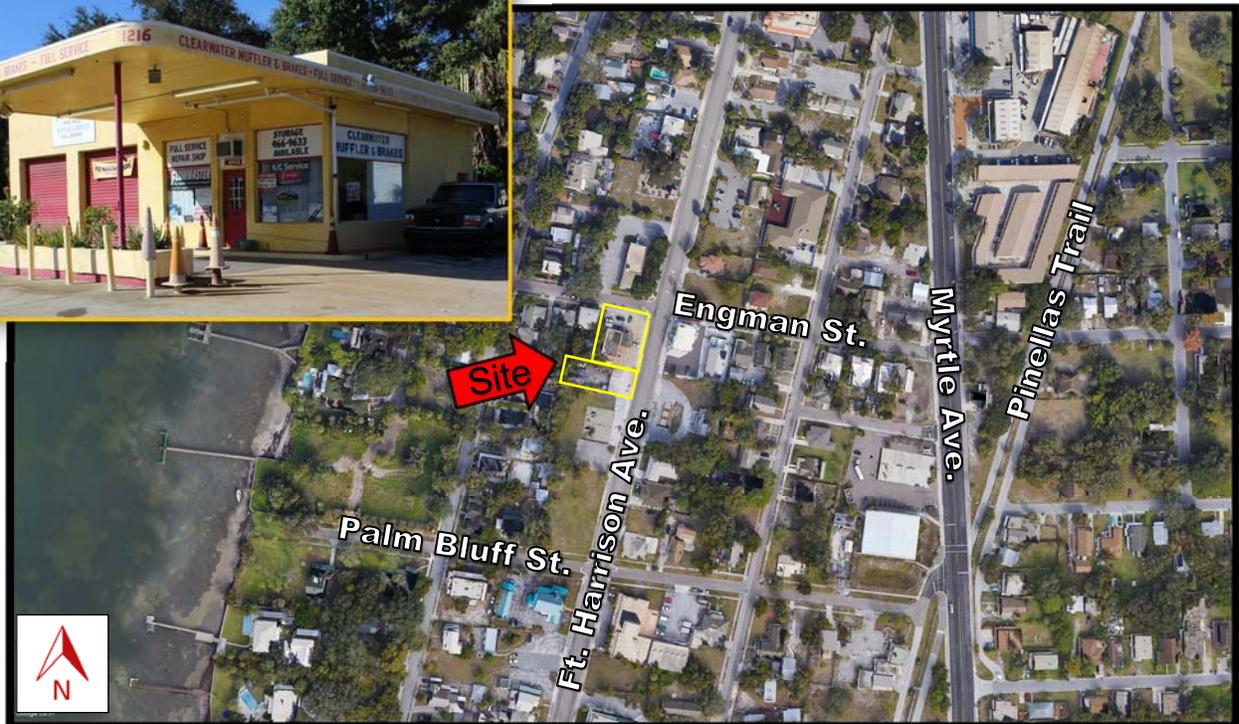




**KLEIN & HEUCHAN, INC**  
**REALTORS**

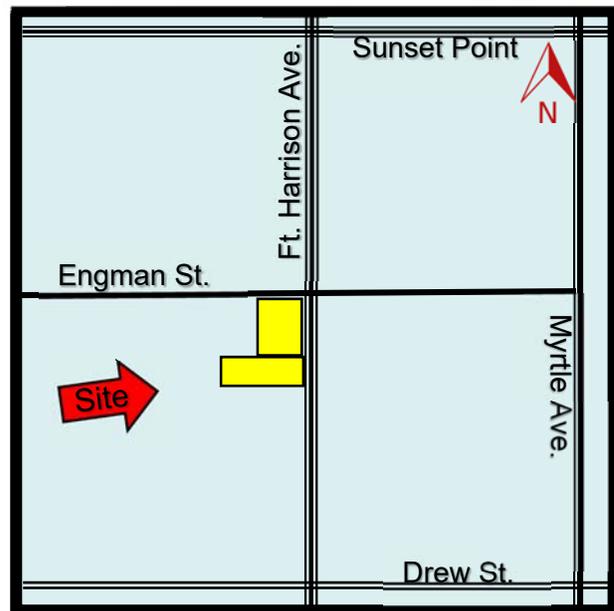
Commercial/Investment/Real Estate Services

**EXCELLENT RE-DEVELOPMENT SITE**  
**AUTO & MUFFLER REPAIR**  
**FOR SALE**



**1216 N. FT. HARRISON AVE.**  
**CLEARWATER, FL 33755**

- ZONED C – COMMERCIAL
- LAND USE – GENERAL COMMERCIAL
- 1,288 SF CONCRETE BLOCK BLDG.
- 160' FRONTAGE ON FT. HARRISON
- CORNER LOCATION
- SECURITY SYSTEM
- **PRICE: \$1,095,000**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



REVISED 12/10/2021

**PROPERTY OVERVIEW**

SI-1597

**ADDRESS:** 1216 N. Ft. Harrison Ave.  
Clearwater, FL 33755

**LOCATION:** North on Ft. Harrison Ave. to  
intersection of N Engman St.

**LAND AREA:** 15,320 SF  
**DIMENSIONS:** 107' x 80' & 52' x 130'

**ZONING:** C – Commercial (City of Clearwater)  
**LAND USE:** CG – Commercial General  
**FLOOD ZONE:** X – no flood insurance required

**IMPROVEMENTS:** 1,288 SF Bldg.  
(484 SF Drive Thru)  
**YEAR BUILT:** 1953

**LEGAL DESCRIPTION:** Lengthy – in listing folder

**PARKING:** 20 + spaces

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

**PRESENT USE:** Auto Repair & Muffler Install **TAXES:** \$2,927 (2021)

**MORTGAGE HOLDER:** Free & Clear

**PARCEL ID #:** 09-29-15-25956-000-0590 and  
09-29-15-25956-000-0610

**PRICE:** \$1,095,000

**TRAFFIC COUNT:** 9,600 VPD (Ft. Harrison)

**TERMS:** cash or new financing

**NOTES:** Just north of new marina district. Excellent re-development site. Currently used as an auto repair and muffler installation. Includes a lot which is used as onsite store.

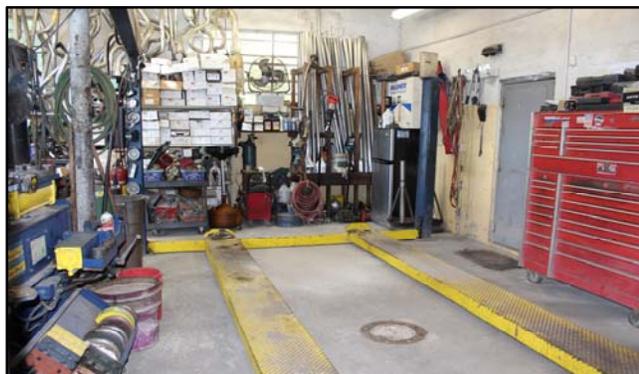
**KEY HOOK #:** N/A

**ASSOCIATE:** Joseph Santolucito (727) 481-3194 (mobile)

**K&H SIGNAGE:** None

**LISTING CODE:** SI-1597-3-32

**SHOWING INFORMATION:** Call agent to arrange appointment. Do not go to property without agent. 24 hour notice required for all showings.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.