



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1599

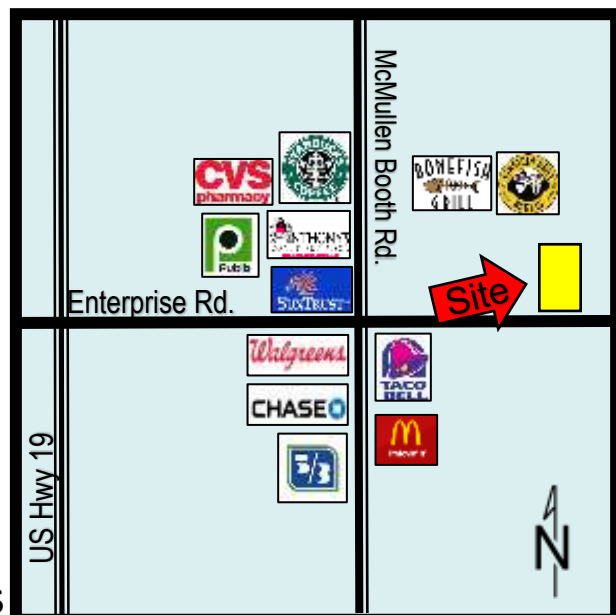
SAFETY HARBOR OFFICE CONDOMINIUM

FOR SALE



**701 ENTERPRISE RD.
SUITE #701
SAFETY HARBOR, FL 34695**

- BEAUTIFUL OFFICE CONDO
- LOCATED IN HUNTINGTON OFFICE PARK
- EXCELLENT SAFETY HARBOR LOCATION
- RECENTLY RENOVATED
- CORNER UNIT
- CLOSE TO STORES & RESTAURANTS
- **PRICE: \$195,000**
LEASE RATE: \$16.95/SF MODIFIED GROSS



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

www.kleinandheuchan.com



REVISED: 12/28/21

PROPERTY OVERVIEW

SI-1599

ADDRESS: 701 Enterprise Rd. Suite #701
Safety Harbor, FL 34695

LOCATION: McMullen Booth Rd. to Enterprise Rd.
to address

LAND AREA: 5 acres MOL Office Condo
DIMENSIONS: 240' x 900' Office Condo

ZONING: GO - (General Office) - City of Safety Harbor
LAND USE: ROG – (Residential Office General)
FLOOD ZONE: X (no flood insurance required)

IMPROVEMENTS: 760 SF Office Condo

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1988

UTILITIES: Electric – (Duke Energy)
Water, Sewer & Trash – (City of Safety Harbor)

PARKING: 140 spaces shared

PRESENT USE: Office Condominium

TAXES: \$3,375.76 (2021)

MORTGAGE HOLDER: N/A

PARCEL ID: 28-28-16-41740-008-7010

PRICE: \$195,000
For Lease at \$16.95 Modified Gross

TRAFFIC COUNT: 8,300 VPD
TERMS: cash to seller

NOTES: Very well located office condo in Safety Harbor, FL located just East of McMullen Booth Rd. Four offices and reception area. Recently renovated. Beautiful vinyl plank flooring. Lots of natural light and corner unit. The monthly condo fee is \$142 and includes everything except unit electric, real estate tax, and interior maintenance.

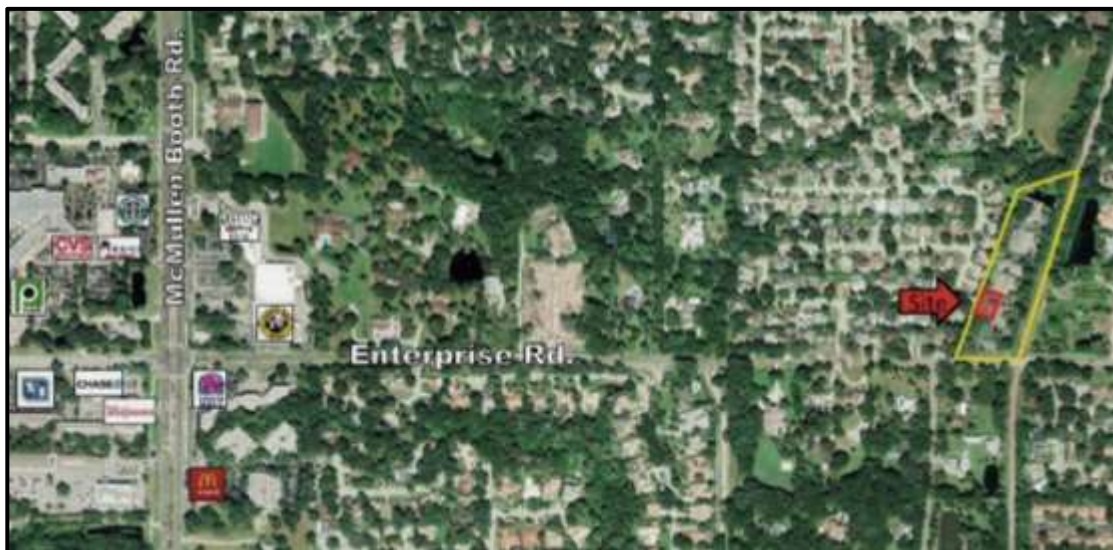
KEY HOOK #: t.b.d.

ASSOCIATE: Steven Klein

K&H SIGNAGE: N/A

LISTING CODE: SI-1599-3-27

SHOWING INFORMATION: Contact listing agent for showing.



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