



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

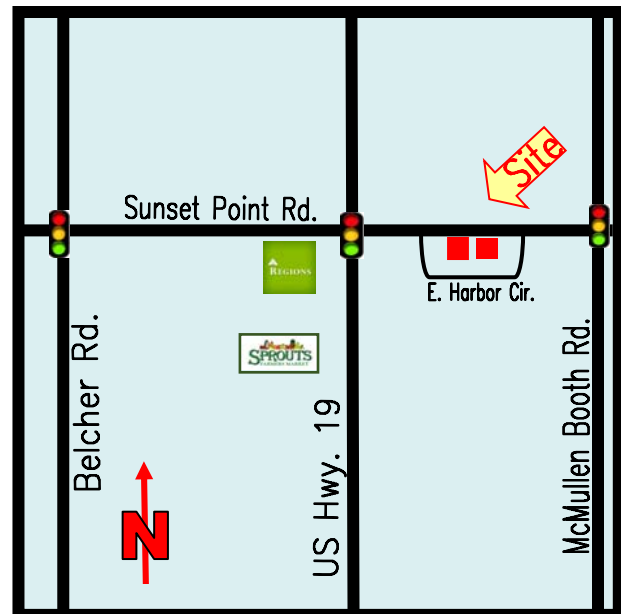
SI-1553

FREE STANDING BUILDINGS FOR SALE



2641 & 2645 SUNSET POINT RD. CLEARWATER, FL 33759

- 2 FREE STANDING BUILDINGS
- EXCELLENT VISIBILITY
- DIRECTLY OFF US HWY. 19
- FLEXIBLE FLOOR PLAN
- 2,756 SF & 1,792 SF
- GREAT SIGNAGE
- EASY ACCESS
- **SALE PRICE: \$675,000**



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



ADDRESS: 2641 & 2645 Sunset Point Rd.
Clearwater, FL 33759

LOCATION: Located just east of US Hwy. 19 on the south side of Sunset Point Rd.

LAND AREA: 7,440 SF / 12,023 SF

DIMENSIONS: Irregular

ZONING: US 19 (Neighborhood Center)-City of Clearwater

LAND USE: US 19 (Neighborhood Center)

FLOOD ZONE: X, No Flood Insurance Required

IMPROVEMENTS: 2,756 SF / 1,792 SF

LEGAL DESCRIPTION: Lengthy in listing file.

YEAR BUILT: 1980 / 1954

UTILITIES: Duke Energy – Electric, Water/Sewer, Pinellas County, Bldg # 2645 – Septic, & Trash –City of Clearwater

PARKING: 11 spaces

PRESENT USE: Office

TAXES: \$4,940.77 / \$3,455.43 (2019)

PARCEL ID #: 05-29-16-39780-000-0020 & 0030

SALE PRICE: \$675,000

TRAFFIC COUNT: 18,849 VPD

TERMS: Cash to Seller

NOTES: 2 freestanding buildings for sale. **2641 Sunset Point Rd.:** 2,756 SF, 2-story building, 1st floor includes large reception area with laminate flooring, 3 offices, 3 large workstations, 2 restrooms and administration area. 2nd Floor includes 2 executive offices, open area, full kitchette, 2 restrooms, extra storage and attic space. **2645 Sunset Point Rd.:** 1,792 SF, very good mix of office and open area. Corner location, access from both Sunset Point Rd., and E. Harbor Circle. Easy access north/south on US Hwy. 19 and or McMullen Booth Rd.

KEY HOOK #: TBD

ASSOCIATE: Monique Peteronje

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1553-3-25

SHOWING INFORMATION: Contact Listing Associate to arrange showing.

SURVEY:

