



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

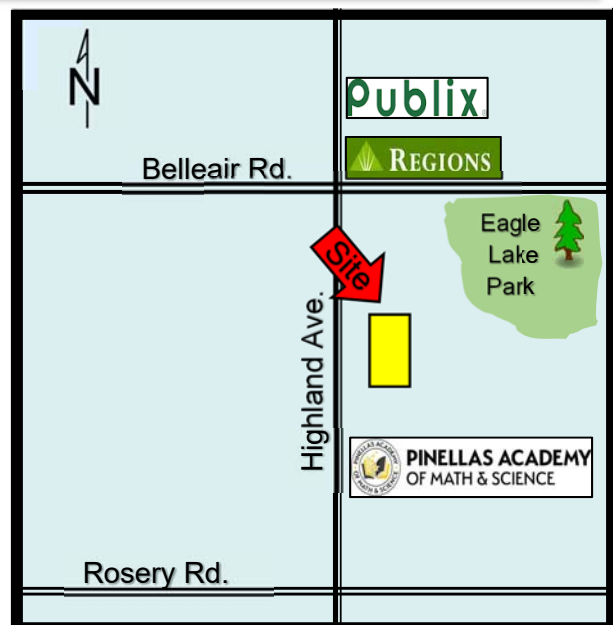
SI-1632/LO-1273

MEDICAL OFFICE CONDOS IN LARGO MEDICAL MALL FOR SALE OR LEASE



1745 S HIGHLAND AVE.
UNITS #2 & #4
CLEARWATER, FL 33756

- 2,697 SF TOTAL
- GREAT PARKING
- PROFESSIONAL OFFICE CONDOS
- WATER IN SEVERAL TREATMENT ROOMS
- **LEASE RATE: \$18.90/SF**
MODIFIED GROSS
- **PRICE: \$998,000**



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

www.kleinandheuchan.com



REVISED: 5/11/23

PROPERTY OVERVIEW

SI-1632/LO-1273

ADDRESS: 1745 S Highland Ave. Units #2 & #4
Clearwater, FL 33756**LOCATION:** take Belleair Rd. south on Highland Ave.
property is on the left hand side.**LAND AREA:** Condo**ZONING:** N/A**DIMENSIONS:** Condo (Irregular)**LAND USE:** R/OG (Residential/Office General) City of Largo**FLOOD ZONE:** X (No Flood Insurance Required)**IMPROVEMENTS:** Unit #2 (1,448 SF)
Unit #4 (1,249 SF)**LEGAL DESCRIPTION:** Lengthy (in listing folder)**YEAR BUILT:** 1977**UTILITIES:** Electric – Duke Energy
Water & Sewer – City of Largo**CLEAR CEILING HEIGHT:** 8'- 9'**TAXES:** \$3,915.79 (2022)**PARKING:** 50 spaces**PRESENT USE:** Chiropractor**PARCEL IDS:** 26-29-15-56994-000-0020 & 0040**TERMS:** Cash to Seller**TRAFFIC COUNT:** 13,000 VPD (Highland Ave.)**PRICE:** \$998,000

NOTES: These offices have a great location uniquely equidistant, only 3 miles, from both Morton Plant Hospital and Largo Medical Center. Well-appointed office space with traditional medical footprint can be purchased or leased out together or separately, as they are contiguous. Each office suite has a waiting area and administrative windows, and in and out counters. Water is plentiful throughout the treatment rooms. Full washer and dryer space with additional utility sink and break areas with cabinetry. These offices can also be used by any professionals such as financial advisors, attorneys, CPA's, etc. This is a professional setting in the Medical Mall with tremendous parking. Very large Pylon Signage on S. Highland Ave. The possibilities are endless!

KEY HOOK #: 34**ASSOCIATE:** Marilyn Stuelke (727) 851-3155**K&H SIGNAGE:** 3'X4'**LISTING CODE:** SI-1632/LO-1273-3-23**SHOWING INFORMATION:** Contact listing agent for showing.**LEASING INFORMATION****PROJECT SIZE:** 2,697 total SF (Unit #2 & #4)**SPACE AVAILABLE:** Unit #2 (1,448 SF)
Unit #4 (1,249 SF)**PARKING:** 8/1000 SF**OCCUPANCY:** Immediate**RENT:** Unit #2 (\$2,280.60 per month + expenses)
Unit #4 (\$1,967.18 per month + expenses)
(Current Expenses: \$2.05/SF)**ESCALATION:** 4% Annually**MINIMUM TERM:** 5 years**SIGNAGE:** Pylon sign on S. Highland Ave. and
entry doors.***Condo Fees currently at \$2.05/SF will be
split 50/50 with Landlord.**

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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