



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

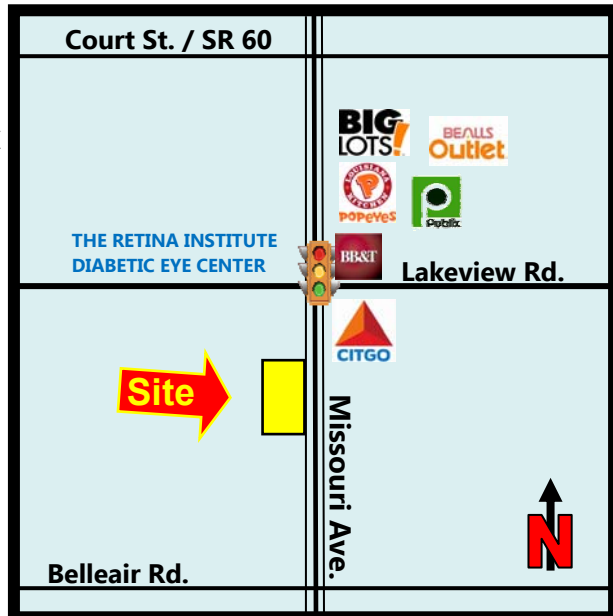
SI-1574

ACHA APPROVED AMBULATORY SURGERY CENTER AND MEDICAL OFFICE **FOR SALE**



1330 & 1340 S MISSOURI AVE.
CLEARWATER, FL 33756

- AMBULATORY SURGERY CENTER & MEDICAL OFFICE
- 10,000 SF ASC / 14,000 SF MEDICAL OFFICE
- AHCA CERTIFIED SURGERY CENTER
- FOUR LARGE CLASS "C" OPERATING ROOMS
- EFFICIENT PRE AND POST OPERATIVE AREAS
- CONSTRUCTED TO THE HIGHEST STANDARDS
- CLOSE TO MORTON PLANT HOSPITAL & LARGO MEDICAL CENTER
- **PRICE: \$8,999,000**



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



Revised: 10/30/23

PROPERTY OVERVIEW

SI-1574

ADDRESS: 1330 & 1340 South Missouri Ave.
Clearwater, FL 33756

LOCATION: Missouri Ave. South of Lakeview Rd.

LAND AREA: 48,128 SF and 24,000 SF
DIMENSIONS: 94' X 512' and 96' X 250'

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

IMPROVEMENTS: 24,000 SF

LEGAL DESCRIPTION: Lengthy – (in listing file)

YEAR BUILT: 1971(Fully renovated in 2020)

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

PARKING: Approximately 95 spaces

PRESENT USE: Medical Office & Ambulatory Surgery Ctr. **TAXES:** \$36,680.16 (2022)

MORTGAGE HOLDER: N/A

PARCEL ID #: 22-29-15-48978-005-0170

PRICE: \$8,999,000

TRAFFIC COUNT: 26,500 VPD (Missouri Ave.)

TERMS: cash on new financing at closing

NOTES: Newly constructed Ambulatory Surgery Center and Medical Office Building. AHCA for ambulatory surgery center. The ambulatory surgery center provides 4 large Class "C" operating rooms and associated pre and post-operative areas. Reception areas, office/staff areas, break room, and staff lockers. The medical office provides first class medical space with 14 exam rooms, 3 procedure rooms, and physician staff offices.

KEY HOOK #: 27

ASSOCIATE: Uli Cramer & Steve Klein

K&H SIGNAGE: N/A

LISTING CODE: SI-1574-2-30/27

SHOWING INFORMATION: Call listing agent for showing instructions.



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.