



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

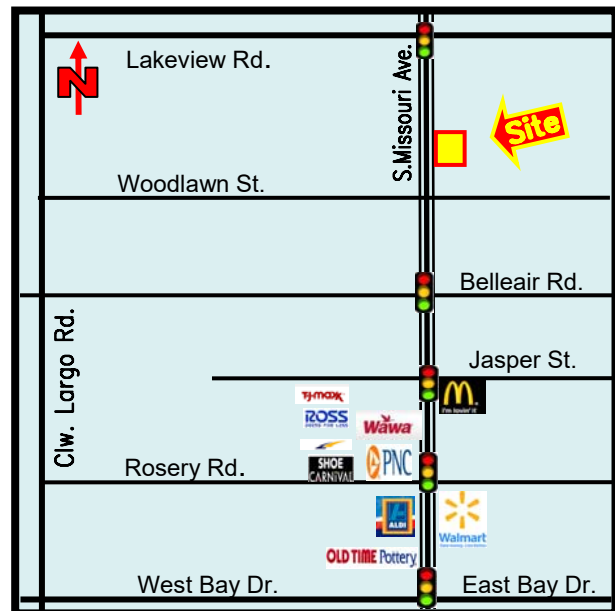
LO-1315

RETAIL OPPORTUNITY FOR LEASE



**1477 S. MISSOURI AVE.
CLEARWATER, FL 33756**

- OPPORTUNITY FOR RETAIL
- IDEAL FOR AUTO SALES OR BUSINESS NEEDING HIGH PARKING RATIO
- LARGE LOT & BUILDING
- EXCELLENT VISIBILITY & SIGNAGE
- FLEXIBLE LAYOUT
- 1,241 SF BUILDING
- **LEASE RATE: \$4,900/MONTH
MODIFIED GROSS**



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

www.kleinandheuchan.com



ADDRESS: 1477 S. Missouri Ave.
Clearwater, FL 33756

LOCATION: Just north of Woodlawn St, on the east side of Missouri Ave.

LAND AREA: .38 acres
DIMENSIONS: Irregular

ZONING: C-2, Commercial – Pinellas County
LAND USE: CG - Commercial General
FLOOD ZONE: “X” – No Flood Insurance Required

IMPROVEMENTS: 1,241 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1952

UTILITIES: Electric - Duke Energy, Septic, Water - City of Clearwater & Coastal Waste - Trash & Recycling

PARKING: 10/1000

TAXES: \$4,626.64 (2023)

PRESENT USE: Automobile Sales

LEASE PRICE: \$4,900/Month
Modified Gross

PARCEL ID #: 22/29/15/78480-001-0060
TRAFFIC COUNT: 27,500 (AVP)

NOTES: 1,241 SF building on oversized lot. Site provides excellent visibility and signage. Excellent opportunity for retail location. Ideal for auto sales, detailing or individual looking for high parking ratio.

KEY HOOK #: TBD
K&H SIGNAGE: 3 x 4

ASSOCIATES: Monique Petronje
LISTING CODE: LO-1315-3-25

SHOWING INFORMATION: Contact Listing Agent to arrange a showing.

LEASING INFORMATION:

PROJECT SIZE: 1,241 SF
RENT: \$4,900/Month, Modified Gross
OCCUPANCY: Immediate
MINIMUM TERM: Negotiable

SPACE AVAILABLE: 1,241 SF
ESCALATION: 4% Annual
PARKING: 10/1000
SIGNAGE: Pylon

OTHER CHARGES	LESSOR	LESSEE
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

