



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SV-450

VACANT LAND FOR SALE



117 MCMULLEN BOOTH RD.
CLEARWATER, FL 33759

- SE CORNER OF MCMULLEN BOOTH & DREW ST.
- FULL TRAFFIC LIGHT ACCESS
- ACROSS FROM CALVARY BAPTIST CHURCH
- CLEARED & READY FOR DEVELOPMENT
- 29,060 SF OF LAND
- DIRECT ACCESS TO BAYSHORE BLVD.
- EASY ACCESS TO ENTIRE BAY AREA.
- **SALE PRICE: \$995,000**



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



ADDRESS: 117 McMullen Booth Rd.
Clearwater, FL 33759

LOCATION: S.E. Corner of Drew St. & McMullen Booth Rd.

LAND AREA: 29,060 SF
DIMENSIONS: 132' x 220''

ZONING: O-Office (City of Clearwater)
LAND USE: ROL (Residential Office Limited)
FLOOD ZONE: "X" (No Flood Insurance Required)

IMPROVEMENTS: N/A

LEGAL DESCRIPTION: Lengthy – Full legal in listing file

YEAR BUILT: N/A

UTILITIES: Electric – Duke Energy
Water – City of Clearwater / Sewer – currently on Septic
Sewer available – East on Drew St.

PARKING: N/A

PRESENT USE: Vacant Land

TAXES: \$7,301.39 (2024)

MORTGAGE HOLDER: F & C

PARCEL ID # 16-29-16-19926-000-0010

SALE PRICE: \$995,000

TRAFFIC COUNT: 58,000 v.p.d. (McMullen Booth)

TERMS: All Cash

NOTES: Great high profile site at signalized intersection. Over 58,000 cars per day passing this site. This site has been approved for over 11,000 SF. Perfect for general office users and investors. Full traffic light access with multiple driveways. High visibility with all way access. Easy to get to and from Tampa and St. Petersburg & North Pinellas.

KEY HOOK #: N/A

ASSOCIATE: Larry Gilbert & Steve Klein

K&H SIGNAGE: 3 x 4

LISTING CODE: SV-450-3-31/27

SHOWING INFORMATION: Drive By site.

