



**KLEIN & HEUCHAN, INC**  
**REALTORS**

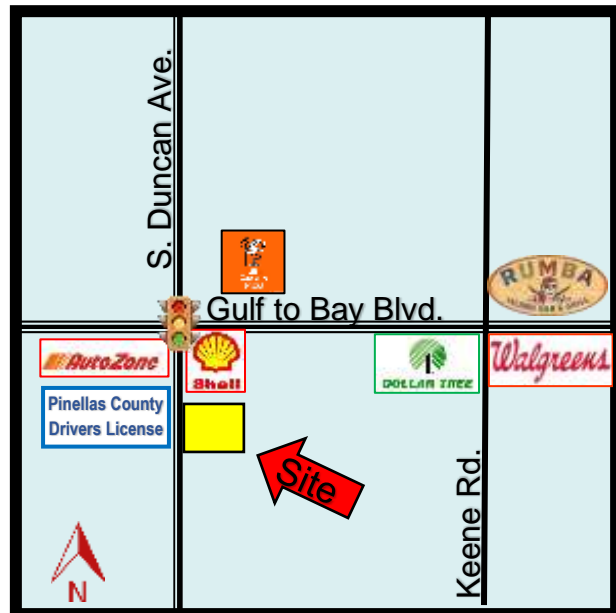
Commercial/Investment/Real Estate Services

# OFFICE CONDO FOR SALE



**567 & 569 S. DUNCAN AVE.**  
**CLEARWATER, FL 33756**

- 2,280 SF TOTAL
- 9 OFFICES & 4 BATHROOMS
- CONFERENCE ROOM & BREAKROOM
- LAND USE: ROG
- ZONING: "O" OFFICE
- **PRICE: \$395,000**



Revised: 5/16/23

## PROPERTY OVERVIEW

SI-1638

**ADDRESS:** 567 & 569 S. Duncan Ave.  
Clearwater, FL 33756

**LOCATION:** 1 block South of Gulf to Bay between  
Duncan Ave., west of Keene Rd.

**LAND AREA:** Condo

**ZONING:** "O" Office- City of Clearwater

**DIMENSIONS:** Irregular (Condo)

**LAND USE:** ROG - Residential Office General

**FLOOD ZONE:** "X" - No Flood Insurance Required

**IMPROVEMENTS:** 2,280 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1983

**UTILITIES:** Electric - Duke Energy

**PARKING:** 4/1,000

Water, Sewer & Trash - City of Clearwater

**PRESENT USE:** Legal Office

**TAXES:** \$3,805.38 (2022)

**MORTGAGE HOLDER:** Free & Clear

**PARCEL ID #:** 14/29/15/915552/003/0040 and 0050

**PRICE:** \$395,000

**TRAFFIC COUNT:** N/A

**NOTES:** Very well located office condominium, built as two separate units but joined together. There are 9 offices, 4 bathrooms plus a breakroom and conference room. Perfect for an attorney, CPA, wealth management advisor, etc.

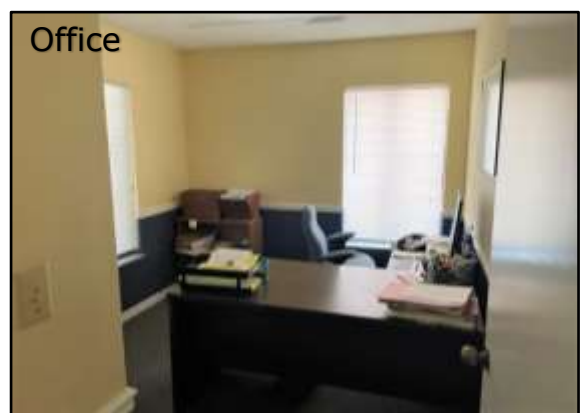
**KEY HOOK #:** 50

**ASSOCIATE:** Mark S. Klein, CCIM

**K&H SIGNAGE:** 3'X4'

**LISTING CODE:** SI-1638-3-13

**SHOWING INFORMATION:** Contact listing agent for a showing.



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