



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

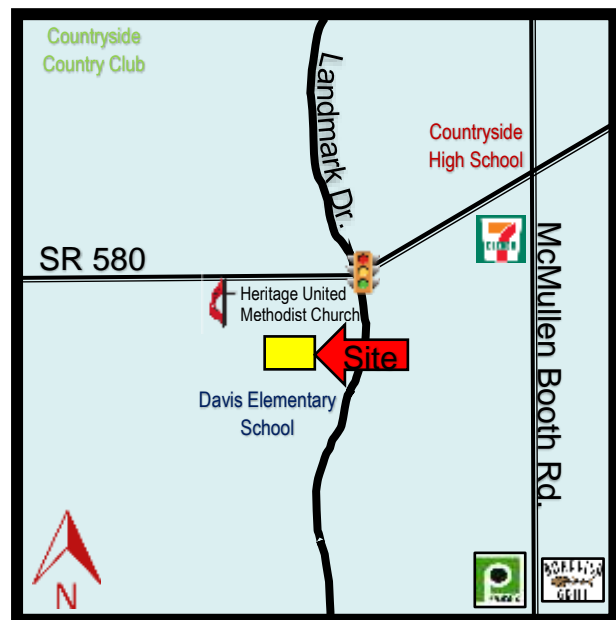
SI-1624

ADMINISTRATIVE BUILDING FOR SALE



**2680 LANDMARK DR.
CLEARWATER, FL 33761**

- 32,788 SF
- TWO STORY BUILDING/ELEVATOR
- 4.5 ACRES MOL
- ZONING: INSTITUTIONAL
- **PRICE: \$5,500,000**



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

www.kleinandheuchan.com



REVISED: 11/23/22

PROPERTY OVERVIEW

SI-1624

ADDRESS: 2680 Landmark Dr.
Clearwater, FL 33761

LOCATION: SW corner of Landmark Dr. and SR 580

LAND AREA: 4.5 acres MOL
DIMENSIONS: 269' X 775'

ZONING: I – Institutional (City of Clearwater)
LAND USE: I - Institutional
FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 32,788 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 2010

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

PARKING: 160 spaces including cross easements

PRESENT USE: Office / Classroom

TAXES: to be adjusted when property is split
PARCEL ID: 29-28-16-00000-410-0100

MORTGAGE HOLDER: N/A

TRAFFIC COUNT: N/A

PRICE: \$5,500,000

TERMS: Cash at Closing

NOTES: Exceptional building housing youth Ministry. Classrooms, auditorium, or office. Building is great for repositioning to medical and or office.

KEY HOOK #: N/A

ASSOCIATE: Mark S. Klein, CCIM

K&H SIGNAGE: 3'X4'

LISTING CODE: SI-1624-1-13

SHOWING INFORMATION: Call listing agent for showing.



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