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IN THE HEART OF CLEARWATER!

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**1496 S MISSOURI AVE
CLEARWATER, FL 33756 | FOR LEASE**

**PRIME FRONTAGE
DIRECTLY ON MISSOURI AVE/ALT US-19**

- EXCEPTIONAL 1,006 SF OFFICE BUILDING**
- 4,356 SF LOT WITH PARKING**



This information is from sources deemed to be reliable. We are not responsible for misstatements of facts, errors or omissions, prior sale, change of price and/or terms or withdrawal from the market without notice. Buyer shall verify all information with their own representatives as well as state and local agencies.

INVESTMENT OPPORTUNITY

CALLING ALL PROFESSIONAL OFFICE USERS:

EXCITING COMMERCIAL LEASE OPPORTUNITY IN THE HEART OF CLEARWATER, FLORIDA! THIS EXCEPTIONAL COMMERCIAL PROPERTY, SITUATED ON A PRIME CORNER LOT ALONG A BUSTLING MAIN ROAD, PRESENTS AN UNPARALLELED OPPORTUNITY FOR YOUR BUSINESS VENTURE. BOASTING SIX CONVENIENT PARKING SPACES, A FULL BATH, AND RECENT INTERIOR AND EXTERIOR PAINT, THIS SPACE IS READY TO WELCOME YOUR IDEAS AND CUSTOMERS. YOU'LL ENJOY PEACE OF MIND WITH A NEWER ROOF AND AIR CONDITIONING SYSTEM, WHILE THE UPGRADED LUXURY VINYL PLANK (LVP) FLOORING ADDS A TOUCH OF MODERN SOPHISTICATION. ADDITIONALLY, AN INSULATED TUFT SHED ON THE PREMISES OFFERS VALUABLE STORAGE SPACE. WHETHER YOU ENVISION A STYLISH SMOKE SHOP, A FUNCTIONAL OFFICE SPACE, OR AN INVITING RETAIL DESTINATION, THIS LOCATION'S HIGH VISIBILITY ENSURES A CONSTANT FLOW OF POTENTIAL PATRONS. DON'T DELAY - SEIZE THIS CHANCE TO ESTABLISH YOUR BUSINESS IN ONE OF CLEARWATER MOST COVETED LOCATIONS.

KEY HIGHLIGHTS:

- HIGH TRAFFIC CORRIDOR ON S. MISSOURI AVE (ALT 19)
- IN IMMEDIATELY PROXIMITY TO PUBLIC TRANSPORTATION AND I-275
- ZONED COMMERCIAL GENERAL WHICH ALLOWS A VARIETY OF PERMITTED USES
- IDEAL FOR PROFESSIONAL SERVICES SUCH AS MEDICAL OFFICE, COSMETICS, BARBER SHOPS, TAX PREPARATION, ETC.
- EASY ACCESS OFF ALT 19
- HIGHEST AND BEST USE: OFFICE



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LISTING AGENT: SASHA VERAS, SALES ASSOCIATE | 813.495.6169 | SASHA@FLORIDACOMMERCIALGROUP.COM

401 EAST PALM AVENUE, TAMPA, FL 33602 FLORIDACOMMERCIALGROUP.COM



INVESTMENT OPPORTUNITY

Property Information

- Lease Price: **\$2,100/Mo./NNN**
- Parcel ID Number:
22-29-25-99684-000-0010
- Site Improvements: **1,006 SF**
- Lot Size: **4,356 SF (0.1 acres)**
- Lot Dimensions: (approx.) **55' X 63'**
- Zoned: **Commercial General**
- Taxes: **3,238.40 (2023)**
- Highest and best use: **Office**



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LISTING DETAILS

FINANCIAL & TERMS

Status: **Active**
 Offering Price: **\$2,100/M NNN**
 Price per SF: **\$2.87/SF**
 Expenses: **Property Taxes, Insurance, Utilities, Alarm, Lawn/ Maintenance, Pest Control, etc...**
 Term: **3-5 Years**

LOCATION

Street Addresses: **1496 S MISSOURI AVE, CLEARWATER, FL 33756**
 City: **CLEARWATER**
 Zip Code: **33756**
 County: **Pinellas**
 Traffic Count/Cross Streets: **27,500/Woodlawn/S Missouri Ave (ALT 19)**
 Market: **Clearwater**

THE PROPERTY

Folio Number: **22-29-15-99684-000-0010**
 Zoning: **Commercial General**
 Current Use: **Office**
 Site Improvements: **One (1) 1,006 SF Building**
 AYB: **1951**
 Lot Dimensions: (approx.) **55' x 63'**
 Front Footage: (approx.) **55' along S Missouri Ave (ALT 19)**
 Lot Size: **4,356 SF**
 Total Acreage: **0.100 acres**
 Parking: **Onsite**

UTILITIES:

Electricity: **TECO**
 Water: **City of Clearwater**
 Waste: **City of Clearwater**
 Communications: **Spectrum/Frontier**

TAXES

Tax Year: **2023**
 Taxes: **\$3,238.40**

THE COMMUNITY

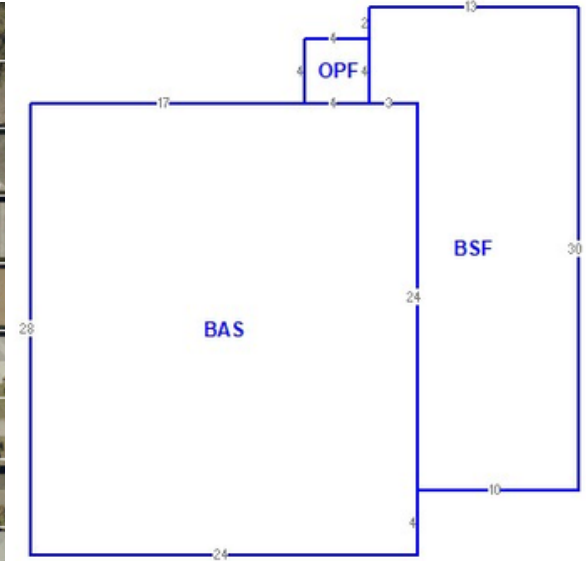
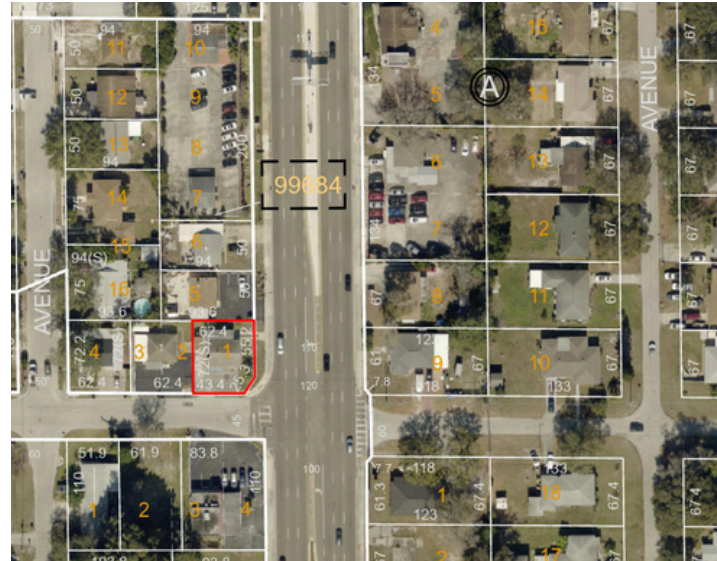
Community/ Subdivision Name: **Salls Sub**
 Flood Zone Area: **X**
 Flood Zone Panel: **12103C0108J**

LEGAL DESCRIPTION

ZEPHYR HILL SUB WITH THE E 15.6FT OF LOT 2 LOT 1 LESS THAT PART DESC AS FROM SE COR OF SW 1/4 OF SEC 22-29-15 TH N00D19' 18"W 1356.8FT TH N89D25' 18"W 49.97FT FOR POB TH N89D25'18"W 19FT TH N48D 21'31"E 25.3FT TH S00D19' 18"E 17FT TO POB TOGETHER.

THE LISTING

Driving Directions:
 From Tampa International Airport take FL-60 W on the Courtney Campbell Causeway and continue onto Court Street. Turn left on S. Missouri Ave (ALT 19) and continue south for about a mile. Turn left on Woodlawn Street and the destination will be immediately on your right.



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