



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1287

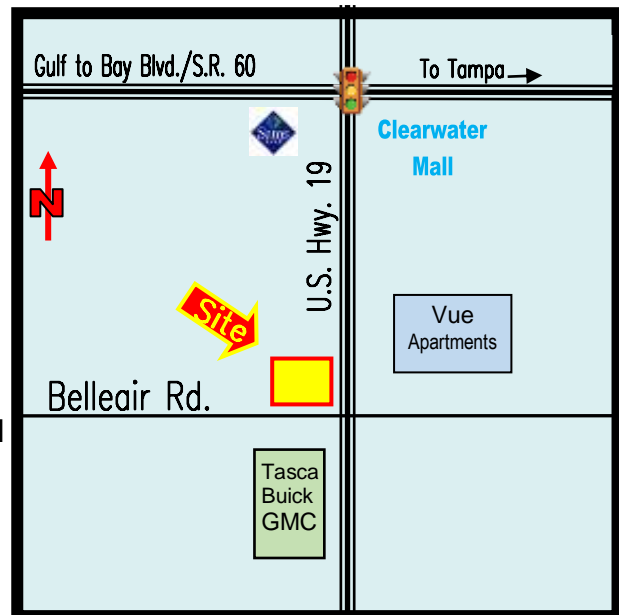
AUTO REPAIR SHOP

FOR LEASE



18300 US HIGHWAY 19 N.
CLEARWATER, FL 33764

- 4,506 SF
- AUTOMOTIVE REPAIR SHOP
- 6-BAYS
- SHOWROOM/OFFICE
- EASY ACCESS FROM US HWY 19
- **LEASE RATE: \$16.00/SF + \$2.82 NNN**
- **TOTAL RENT: \$6,008.00 PER MONTH PLUS EXPENSES**



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



ADDRESS: 18300 U.S. Hwy. 19, N.
Clearwater, FL 33764

LOCATION: Located in mid Pinellas County S. of Gulf to Bay Blvd., on the N. side of Belleair Rd. just W. of US Hwy. 19

LAND AREA: 22,046 SF
DIMENSIONS: 177' x 125'

ZONING: CG/Commercial General & Service District
(Unincorporated Pinellas County)

IMPROVEMENTS: 4,506 SF
CEILING HEIGHT: 14'

LAND USE: CG – Commercial General

FLOOD ZONE: AE – Flood Insurance required

YEAR BUILT: 1957

LEGAL DESCRIPTION: Lengthy in listing folder

PARKING: 16 surface

UTILITIES: Electric (Duke Energy)
Water & Trash (City of Clearwater) / Sewer (Septic)

PRESENT USE: Automotive Repair

TAXES: \$11,089 (2023)

PARCEL ID #: 19/29/16/00000/440/1300

LEASE RATE: \$16.00/SF NNN

TRAFFIC COUNT: 84,000 VPD (US Hwy. 19)
8,600 VPD (Belleair Rd.)

NOTES: Prime Automotive Repair Shop for Lease in Clearwater! This centrally located property boasts 4,506 sq. ft. of prime space ideal for an automotive business. Complete with six spacious garage bays, several lifts for undercarriage repairs, an office, and a showroom, this space is geared for success. The location's accessibility is unparalleled - just a quick drive from both US Highway 19 N and Belleair Rd, situating your business in the heart of mid-Pinellas. Offered at a competitive rate of \$16.00 per square foot on a triple net lease, with a minimum term commitment of 3 years. Opportunities like this, in such a strategic location, are rare and sought-after in the Clearwater market. Ensure your business's next chapter is a prosperous one. Reach out today to schedule a tour appointment with the region's leading commercial brokerage – Klein & Heuchan Realtors. Don't miss out on this golden opportunity!

KEY HOOK #: 9

ASSOCIATE: Michael Monteclaro

K&H SIGNAGE: 3' X 4'

LISTING CODE: LO-1287-3-02

SHOWING INFORMATION: Please call to schedule an appointment.

LEASING INFORMATION:

PROJECT SIZE: 4,506 SF

SPACE AVAILABLE: 4,506 SF

PARKING: 16 Surface

OCCUPANCY: Immediate

BASE RENT: \$6,008.00 Per Month

ESCALATION: 5%

<u>OTHER CHARGES</u>	<u>LESSOR</u>	<u>LESSEE</u>
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

MINIMUM TERM: 3 years

SIGNAGE: pylon sign on frontage road