



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

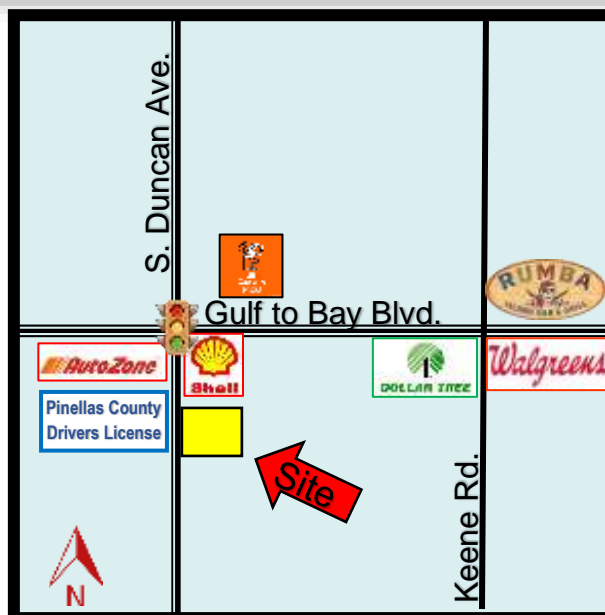
Commercial/Investment/Real Estate Services

# MEDICAL OFFICE CONDO FOR SALE



**561 S. DUNCAN AVE.**  
**CLEARWATER, FL 33756**

- 1,140 SF MEDICAL OFFICE
- 3 EXAM ROOMS
- PARKING AT YOUR DOOR
- LAND USE: ROG
- ZONING: "O" OFFICE
- **PRICE: \$280,000**



Revised: 8/19/2024

### PROPERTY OVERVIEW

SI-1667

**ADDRESS:** 561 S. Duncan Ave.  
Clearwater, FL 33756

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

**LAND AREA:** Condo  
**DIMENSIONS:** Irregular (Condo)

**ZONING:** "O" Office- City of Clearwater  
**LAND USE:** ROG - Residential Office General  
**FLOOD ZONE:** "X" - No Flood Insurance Required

**IMPROVEMENTS:** 1,140 SF

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

**YEAR BUILT:** 1983

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

**PARKING:** 4/1,000

**PRESENT USE:** Medical Office

**TAXES:** \$2,172.18 (2023)

**MORTGAGE HOLDER:** Free & Clear

**PARCEL ID #:** 14/29/15/91552/003/0010

**PRICE:** \$280,000

**TRAFFIC COUNT:** N/A

**CONDO FEE:** \$325 Per Month

**NOTES:** Updated unit and perfect for medical, chiropractic, massage or converting to general office.  
Building's roof has been recently updated.

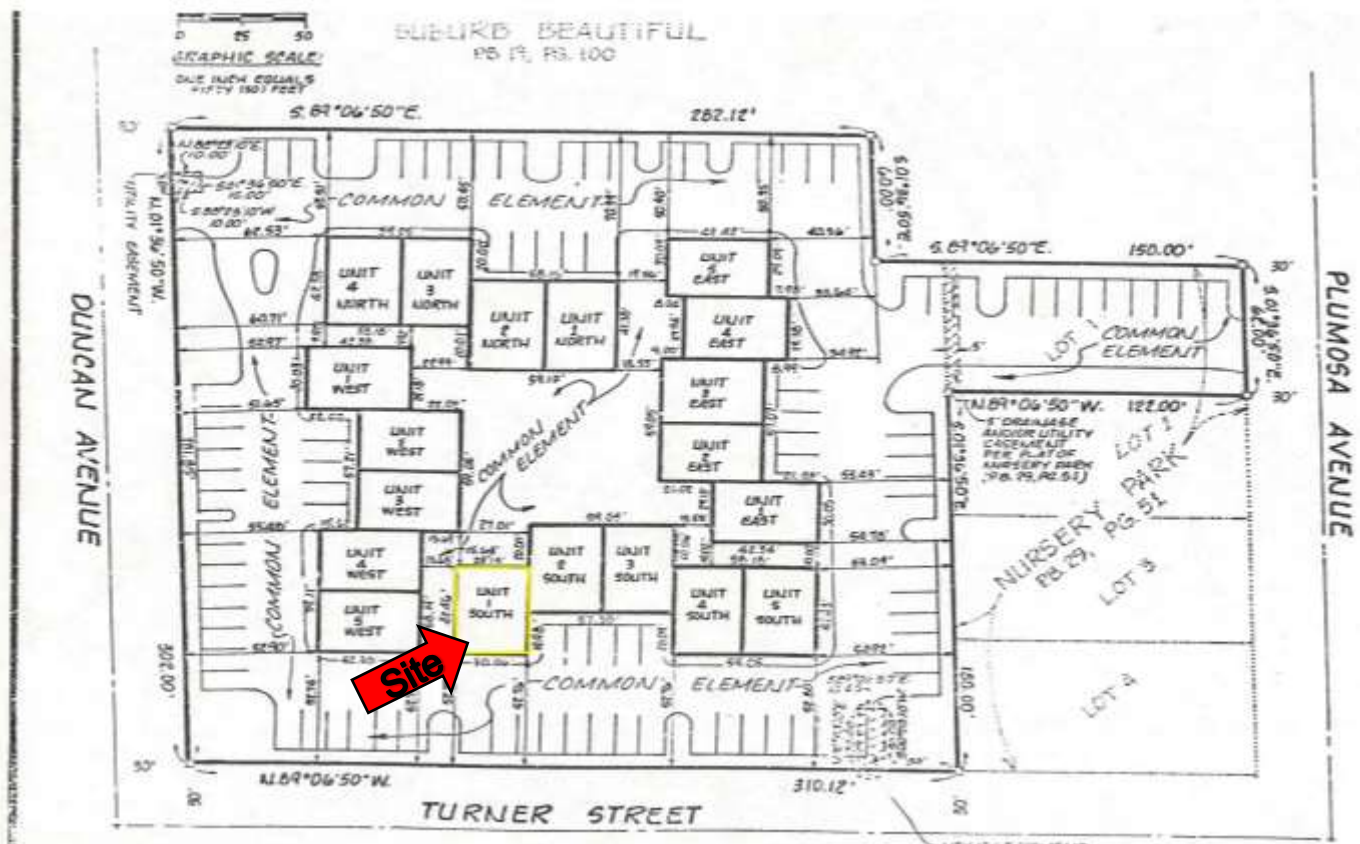
**KEY HOOK #:** N/A

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

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1667-3-13

**SHOWING INFORMATION:** By appointment only, contact listing agent.



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