



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

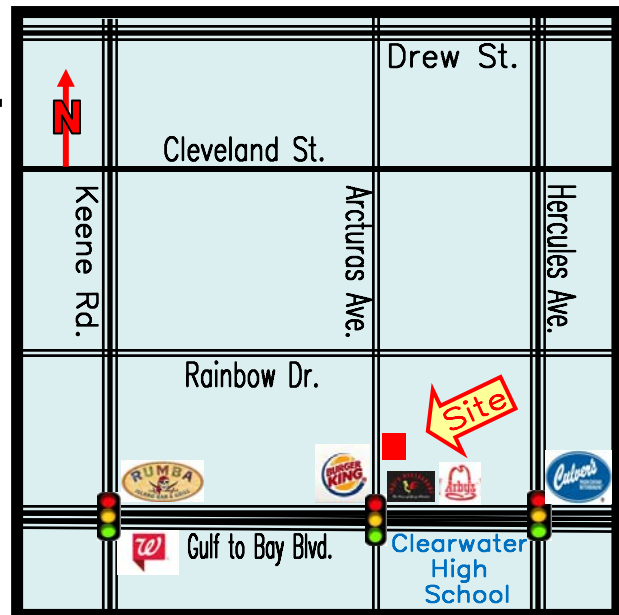
LO-1160

FREE STANDING BUILDING FOR LEASE



407 S. ARCTURAS AVE.
CLEARWATER, FL 33765

- 5,188 SF FREE STANDING BUILDING
- SINGLE USER BUILDING
- CENTRAL CLEARWATER LOCATION
- ZONED "C" COMMERCIAL
- **LEASE RATE: \$10.00/SF**
NNN



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

www.kleinandheuchan.com



Rev. 9/24/24

PROPERTY OVERVIEW

LO-1160

ADDRESS: 407 S. Arcturas Ave.
Clearwater, FL 33765

LOCATION: One lot N of Gulf to Bay on east side of Arcturas Ave.

LAND AREA: 17,000 SF / .39 Ac.
DIMENSIONS: 100' street x 170' ±

ZONING: C – Commercial, City of Clearwater
LAND USE: CG
FLOOD ZONE: X – Non-Flood Zone

IMPROVEMENTS: 5,188 SF ±
CLEAR CEILING HEIGHT: 8'

LEGAL DESCRIPTION: In listing file.

YEAR BUILT: 1975/renovated 2014
PARKING: 21 spaces *17 spaces in parking cross easement

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

PRESENT USE: Vacant – prior use Office

PARCEL ID #: 13-29-15-82620-002-0050
TAXES: \$9,715.23 (2023)

LEASE RATE: \$10.00/SF NNN
NNN CHARGES (EST.) \$2.80/SF/(\$1,210.53/Mo.)

TRAFFIC COUNT: 52,000 (2020)
Gulf to Bay Blvd., AADT-FDOT

NOTES: Very well located free standing building with easy access one lot north of Gulf to Bay Blvd., with traffic light at S. Arcturas & Gulf to Bay. Across from Clearwater High School. Very versatile floor plan with lots of open area and windows for natural light.

KEY HOOK #: TBD
K&H SIGNAGE: 3 x 4

ASSOCIATE: Tom Duncan, 727-424-5666 mobile
tom.duncan@khrfl.com

LISTING CODE: LO-1160-3-21

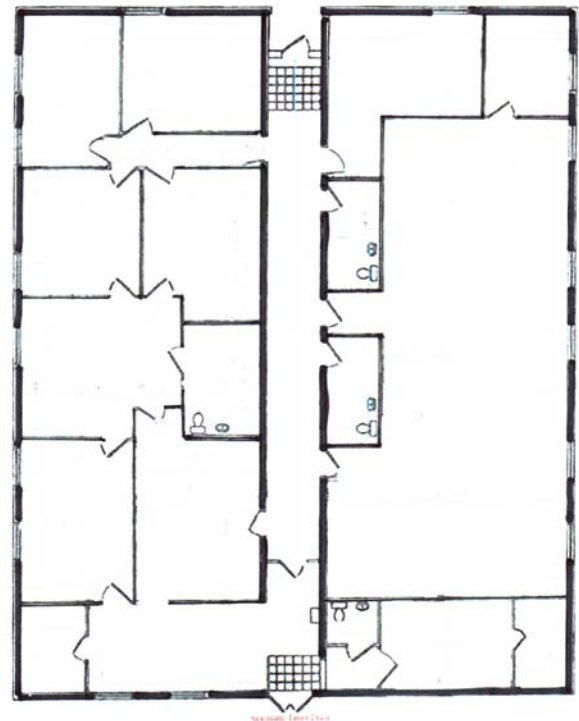
SHOWING INFORMATION: By appointment with Associate.

LEASING INFORMATION

FLOOR PLAN: 5,188 SF

PROJECT SIZE: 5,188 SF
SPACE AVAILABLE: 5,188 SF
PARKING: 21 spaces * 17 spaces in parking cross easement
OCCUPANCY: Immediate
RENT: \$4,323.33/Month + expenses \$1,210.53/Mo.
ESCALATION: 3% /year

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes		X
Insurance: Building		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: On Building



Aerial Video:

<https://youtu.be/PZqAQtaZy8>