

Property in Clearwater's North Marina/Improvements begin Fall 2019.



1006 N Fort Harrison Ave, Clearwater, FL 33755

Listing ID: 30403823
Status: Active
Property Type: Office For Sale
Office Type: Medical, Office Building
Size: 3,916 SF
Sale Price: \$695,000
Unit Price: \$177.48 PSF
Sale Terms: Cash to Seller, Other



Overview/Comments

This beautifully finished/well maintained property is located inside Clearwater's North Marina and Seminole boat launch area where improvements begin Fall 2019. Zoning D (Downtown) allows for MANY uses: office, medical, retail, assisted living, auto dealer (small), auto services, car wash, restaurant/bar, beauty, child care, research, recreation, multi-family, B&B and more! Marina, nightclub, brewpub, school also possible (with city approval based on criteria). Former uses: funeral home/medical/professional office. Capped off plumbing in several offices/exam rooms. 3.5 lots. 14 designated parking spaces and 1 accessible, however there's a total of 10,000sf paved parking. 819sf covered drive-thru/covered entry. Grow your business along with Clearwater's upcoming downtown redevelopment plan. Please inquire with listing agent for additional information/showing.

More Information Online

<http://www.commercialexchangeflorida.com/listing/30403823>



QR Code

Scan this image with your mobile device:

General Information

Taxing Authority:	Clearwater/Pinellas County	Class of Space:	Class B
Tax ID/APN:	15 29 09 25542 002 0170	Gross Building Area:	4,735 SF
Office Type:	Medical, Office Building	Building/Unit Size (RSF):	3,916 SF
Zoning:	D (DOWNTOWN)	Land Area:	27,809 SF
Property Use Type:	Investment, Vacant/Owner-User, Business	Sale Terms:	Cash to Seller, Other

Area & Location

Property Located Between:	Just north of Cedar St. on N. Ft. Harrison Ave.	Highway Access:	2 blocks to Alt. Hwy 19 (Myrtle Ave.) and 1 mile to Hwy 60.
Property Visibility:	Excellent	Airports:	19 miles to Tampa International Airport. 11 miles to St. Petersburg/Clearwater Airport.

Building Related

Total Number of Buildings:	1	Total Parking Spaces:	14
Number of Stories:	1	Passenger Elevators:	0
Year Built:	1955	Freight Elevators:	0
Roof Type:	Gable	Heat Type:	Electricity
Construction/Siding:	Block, Stucco	Heat Source:	Central
Parking Type:	Surface	Air Conditioning:	Package Unit
Parking Description:	14 designated parking spaces and 1 accessible, however a total of 10,000sf paved parking area.		

Interior Description Crown molding. Carpeted throughout. 10 offices. 1 conference room. 2 universal restrooms plus 1 private restroom with shower. Reception/waiting area/reception office area, Lab/potential break room.

Land Related

Zoning Description:	D (Downtown)	Sewer Type:	Municipal
Part of Planned Development?:	Yes	Legal Description:	ELDRIDGE, J. J. BLK B, S 1/2 OF LOT 16 & ALL OF LOT 17 / ELDRIDGE, J. J. BLK B, LOT 18 / ELDRIDGE, J. J. BLK B, LOT 19
Water Service:	Municipal		

Location

Address:	1006 N Fort Harrison Ave, Clearwater, FL 33755
County:	Pinellas
MSA:	Tampa-St. Petersburg-Clearwater



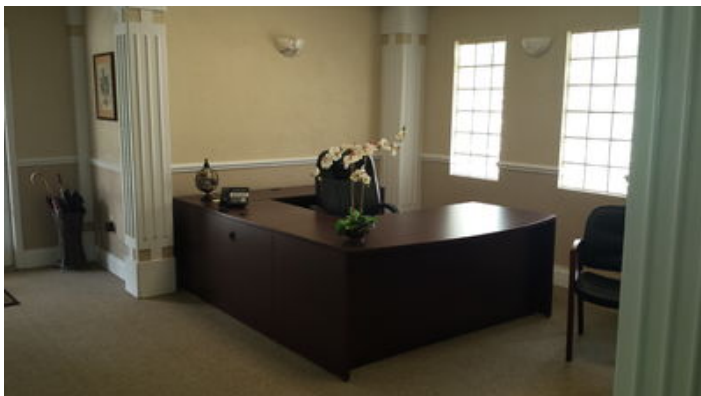
Property Images



Reception/Waiting Room Area



Reception area office/office



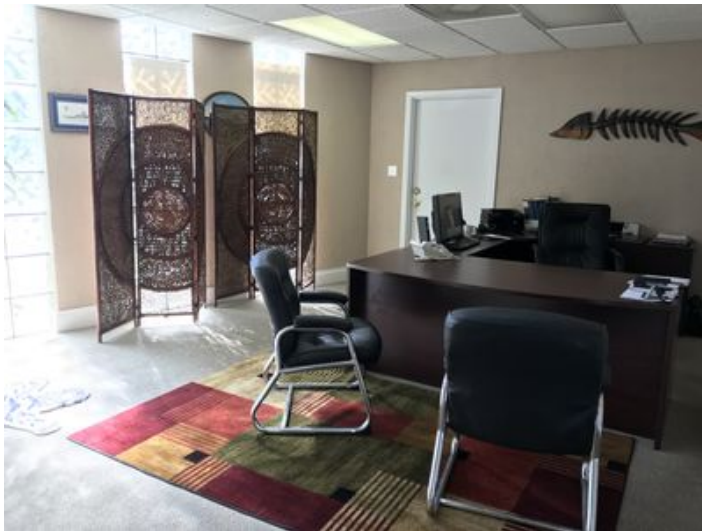
Reception area



Conference room



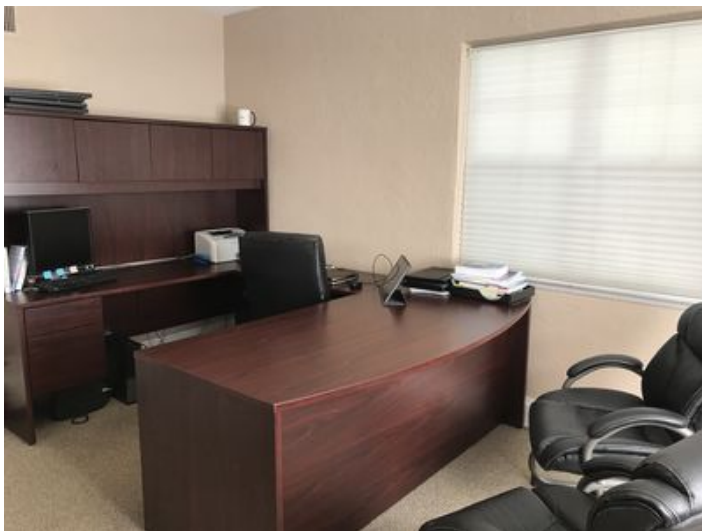
Corner Office



Corner Office



Standard Middle Office



Corner Office

Property Contacts



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