

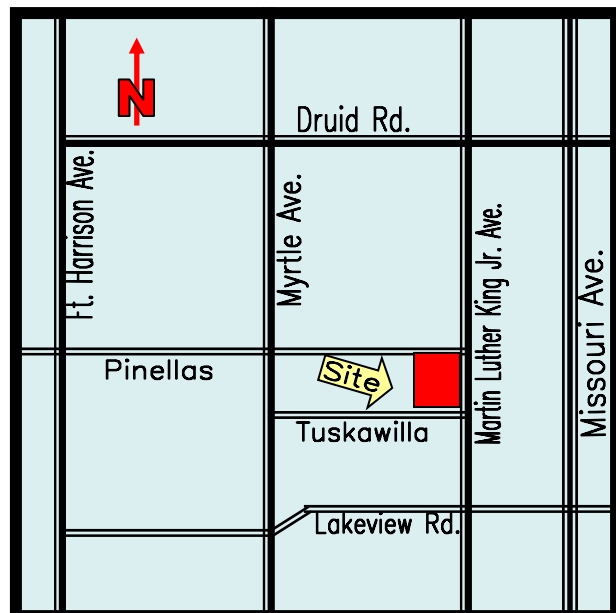


MEDICAL OFFICE BUILDING FOR SALE



1260 S. MARTIN LUTHER KING JR. AVE.
 CLEARWATER, FL 33756

- FIVE MEDICAL SUITES
- OPPORTUNITY ZONE
- ZONING: O - OFFICE
- LAND USE: ROG
- SALE PRICE: \$1,300,000



ADDRESS: 1260 S. Martin Luther King Jr., Ave. Clearwater, FL 33756
LOCATION: W., side of Martin Luther King Jr. between Pinellas St. & Tuskawilla.

LAND AREA: 43,200 SF (.9871 ac)
DIMENSIONS: Approx. 270' x 160'

IMPROVEMENTS: 13,000 SF
YEAR BUILT: 1984

PARKING: 47 spaces

PRESENT USE: Multiple Medical Office Bldg.

MORTGAGE HOLDER: F & C

SALE PRICE: \$1,300,000

ZONING: O – Office – City of Clearwater

LAND USE: ROG

FLOOD ZONE: AE – Flood Insurance Required

LEGAL DESCRIPTION: Milton Park Resub Blk 13 – Lots 4 – thru 10.

TAXES: \$20,792 - 2020

PARCEL ID # 22-29-15-58086-013-0040

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

TRAFFIC COUNT: N/A

TERMS: Cash

NOTES: Medical Office Building containing five suites plus a loft of approximately 2,900 SF. The loft is separate and open to four of the five suites.

KEY HOOK #: None

K&H SIGNAGE: 3x 4

SHOWING INFORMATION: Call listing agent to arrange appointment.

ASSOCIATE: Mark S. Klein, CCIM

LISTING CODE: SI- 1572-3-13

