

INVESTMENT OFFICE BUILDING FOR SALE



1255 CLEVELAND ST. CLEARWATER, FL 33755

- FULLY OCCUPIED
- 43,535 RENTABLE SF
- FIVE STORY ICONIC BUILDING
- CAP RATE: 9%
- SALE PRICE: \$5,600,000







ADDRESS: 1255 Cleveland Street

Clearwater, FL 33755

LAND AREA: 83,310 SF ± (1.92 Ac. ±) **DIMENSIONS**: 180' Frontage on Cleveland St.

+ various other parcels

IMPROVEMENTS: 43,535 SF

YEAR BUILT: 1968, updated 2000 & 2010

PARKING: 184 spaces - 4.2/1000

PRESENT USE: Professional Office

MORTGAGE HOLDER: F & C

PRICE: \$5,600,000

LOCATION: SE Corner of Cleveland St. & Lincoln Ave.

ZONING: Downtown – City of Clearwater **LAND USE**: Commercial -High Density

FLOOD ZONE: X – Non-Flood

LEGAL DESCRIPTION: Lengthy, in Listing File

UTILITIES: Water and Sewer – City of Clearwater

Electric – Duke Energy

TAXES: \$ 71,832.34 (2020) Total Taxes **PARCEL ID** #: <u>Building</u>:# 15-29-15-38574-002-0140;

Add'l Parking: #15-29-15-38574-004-0060;

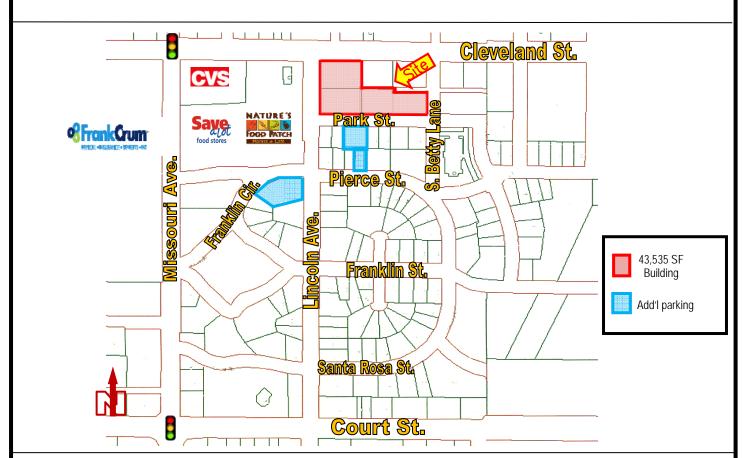
15-29-15-38574-004-0150 &15-29-15-38574-010-0010

TERMS: Cash

NOTES: Five-story office building in central Clearwater area of Re-Gentrification. Home to UMA (United Medical Education Inc.,) Consumer Energy Solution and Blue Streak Docs. The building is fully leased and has been renovated with new cooling tower and roof, within the last 5 years.

KEY HOOK #: None ASSOCIATE: Mark S. Klein, CCIM K&H SIGNAGE: None LISTING CODE: SI-1491-1-13

SHOWING INFORMATION: Shown by appointment only, call Listing Agent to arrange showing.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.