



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1491

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**



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



ADDRESS: 1255 Cleveland Street
Clearwater, FL 33755

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

LAND AREA: 83,310 SF ± (1.92 Ac. ±)
DIMENSIONS: 180' Frontage on Cleveland St.
+ various other parcels
IMPROVEMENTS: 43,535 SF

ZONING: Downtown – City of Clearwater
LAND USE: Commercial -High Density
FLOOD ZONE: X – Non-Flood

YEAR BUILT: 1968, updated 2000 & 2010

LEGAL DESCRIPTION: Lengthy, in Listing File

PARKING: 184 spaces - 4.2/1000

UTILITIES: Water and Sewer – City of Clearwater
Electric – Duke Energy

PRESENT USE: Professional Office

TAXES: \$ 71,832.34 (2020) Total Taxes

MORTGAGE HOLDER: F & C
PRICE: \$5,600,000

PARCEL ID #: Building:# 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.

