



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1667

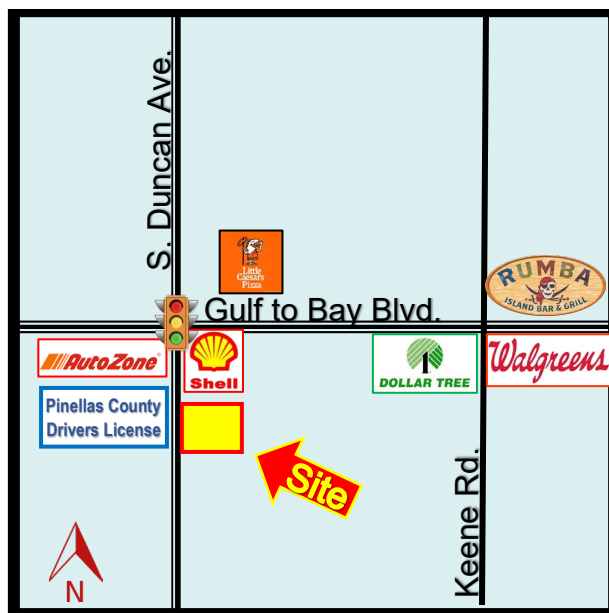
# MEDICAL/GENERAL OFFICE

## FOR SALE



**561 S. DUNCAN AVE.**  
**CLEARWATER, FL 33756**

- 1,140 SF MEDICAL OR GENERAL OFFICE
- GREAT FLOORPLAN
- PARKING AT YOUR DOOR
- EASY ACCESS FROM TRAFFIC LIGHT ON GULF TO BAY BLVD.
- NEW ROOF
- VERY WELL-LOCATED OFFICE
- CLOSE TO SHOPS & RESTAURANTS
- **PRICE: \$225,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)





Revised: 12/19/2025

## PROPERTY OVERVIEW

SI-1667

**ADDRESS:** 561 S. Duncan Ave.  
Clearwater, FL 33756

**LOCATION:** 1 block South of Gulf to Bay between  
Duncan Ave., west of Keene Rd.

**LAND AREA:** Condo  
**DIMENSIONS:** Irregular (Condo)

**ZONING:** "O" Office– City of Clearwater  
**LAND USE:** ROG – Residential Office General  
**FLOOD ZONE:** "X" & "AE"

**IMPROVEMENTS:** 1,140 SF

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1983

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

**PARKING:** 4/1,000

**PRESENT USE:** Medical Office

**TAXES:** \$2,507.26 (2025)

**MORTGAGE HOLDER:** Free & Clear

**PARCEL ID #:** 14/29/15/91552/003/0010

**PRICE:** \$225,000

**TRAFFIC COUNT:** N/A

**CONDO FEE:** \$350 Per Month

**NOTES:** Office condo that is perfect for medical, chiropractic, massage or general office use. Building's roof has been recently replaced. Great floorplan with 4 offices, reception area and kitchen. Quiet location that is close to shops, restaurants, coffee, banks and other amenities. Easy access from Gulf to Bay Blvd. Great Pinellas County location.

**KEY HOOK #:** 34

**ASSOCIATE:** Angel Calkins (727) 483-2512

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1667-3-14

**SHOWING INFORMATION:** By appointment only, contact listing agent.



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