

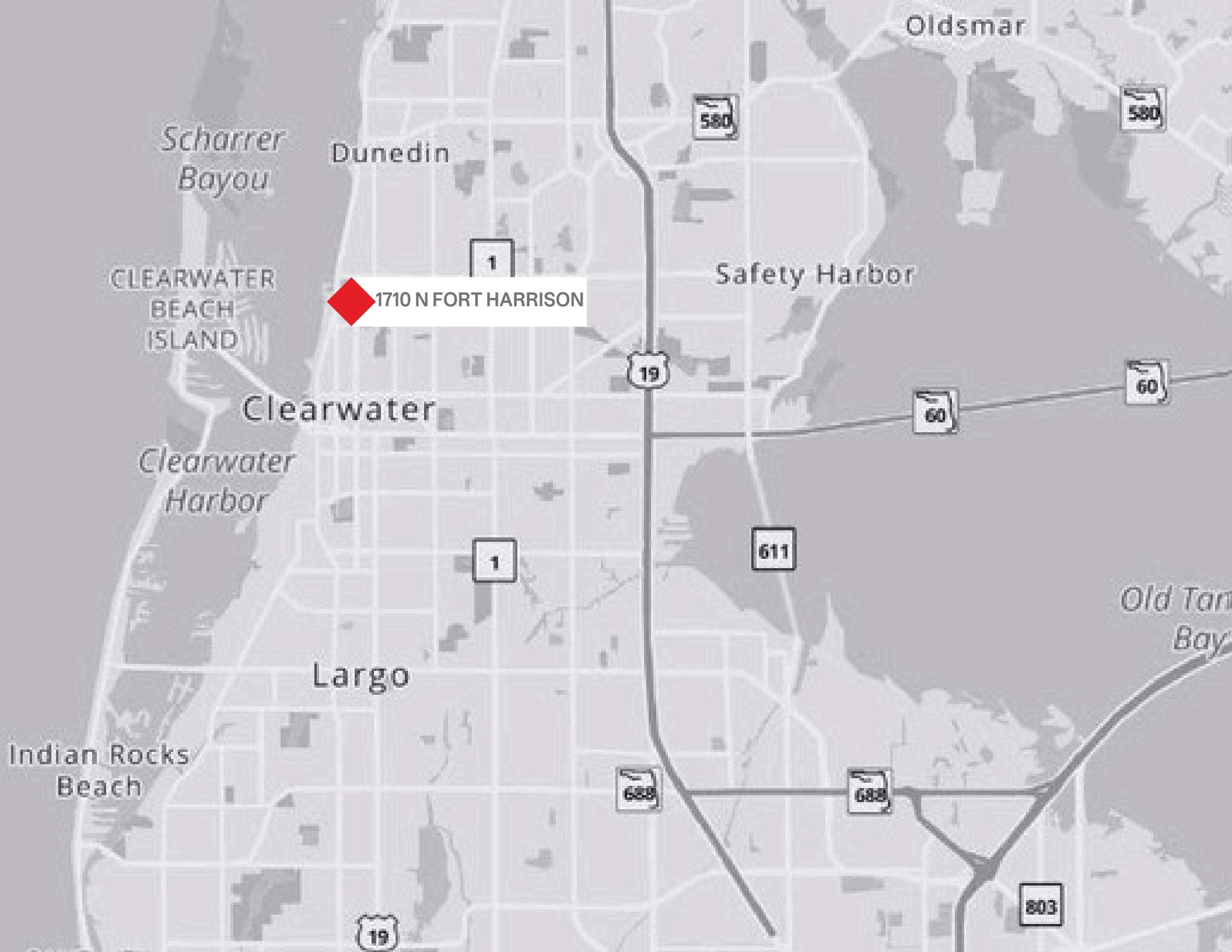


CLEARWATER, FL
10,148 sq.ft. Commercial Building



Contents

06 Highlights
10 Location



ENGEL&VÖLKERS® COMMERCIAL

Commercial Building
1710 N FORT HARRISON AVE | CLEARWATER, FL

25
PARKING SPACES

2024

REMODELED IN

7

BATHROOMS

CG

ZONING

10,148 sq. ft.

TOTAL AREA

0.49

LOT SIZE ACRES

\$22.00/Sqft
FOR LEASE

Commercial building with CG Zoning

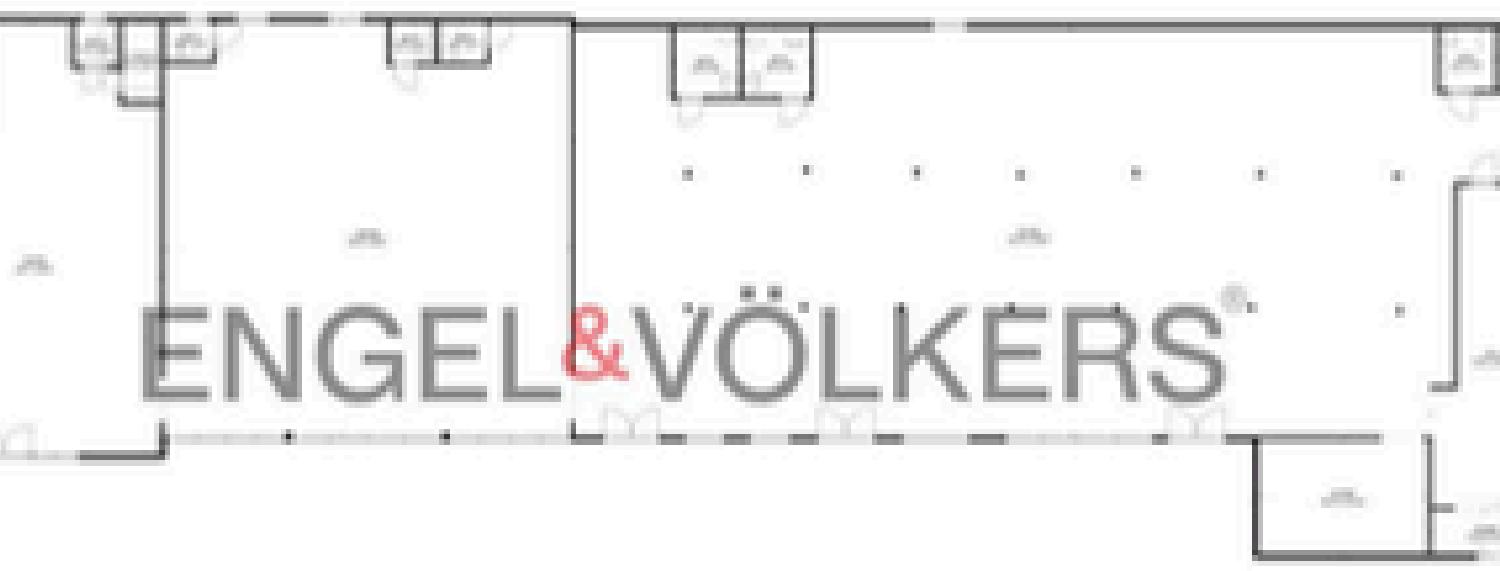
Clearwater commercial building waiting for your business. Situated on highly-visible, corner location on well-traveled street between Clearwater and Dunedin.

So many possibilities exist here with seven bathrooms and seven air conditioning mini-split units. Five entrances and lots of windows for storefront, advertising and natural light.

Ceilings are partially exposed and painted. An illuminated sign for additional exposure. CG (Commercial General) zoning and not in a flood zone.

Key Facts

- 1 Situated on a highly-visible, corner location
- 2 Open plan with tons of possibilities
- 3 Illuminated pylon sign
- 4 New membrane roofing system with cooling agent in 2024
- 5 18,000 Average daily traffic count
- 6 3 phase electric
- 7 New window tint
- 8 Freshly painted in and out
- 9 Newly paved parking lot and striping
- 10 Located just south of Dunedin, FL



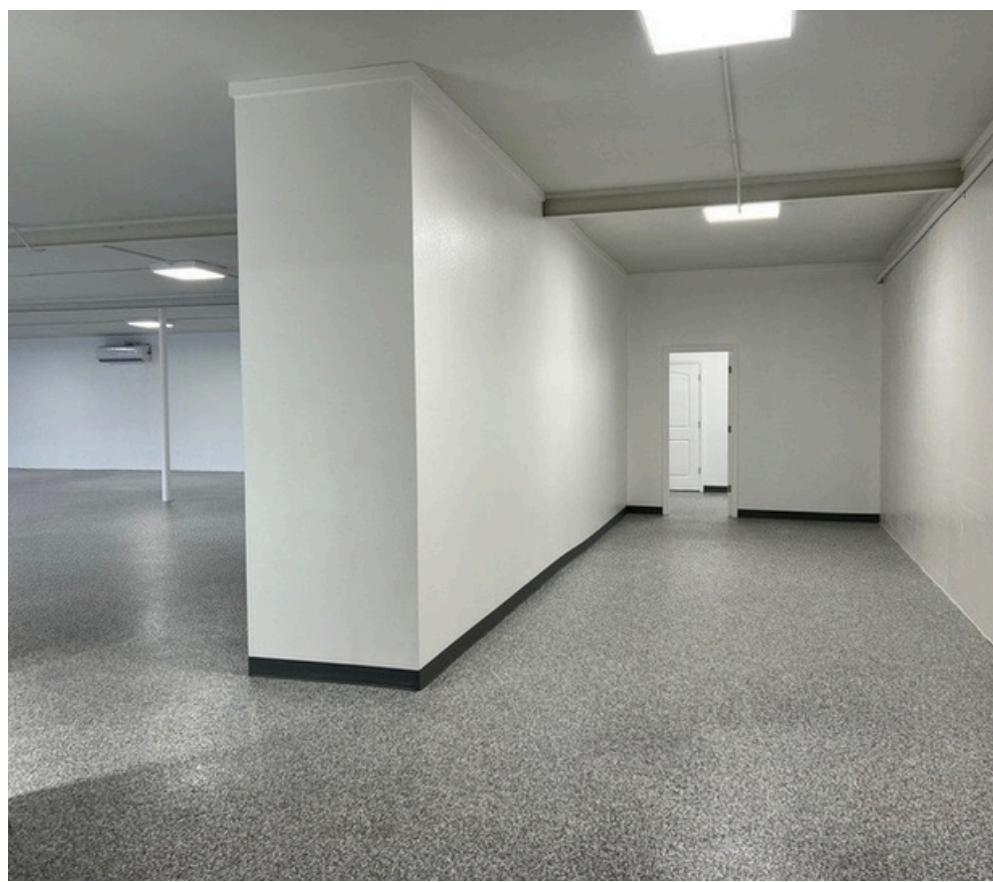
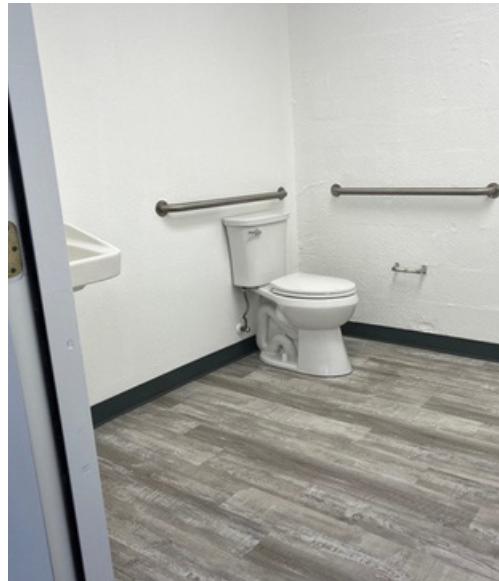
Floor Plan

Highlights



Interior/Exterior Features

- 1 Seven Bathrooms
- 2 7 Mini-split air conditioning units
- 3 Five entrances
- 4 Lots of windows for storefront, advertising and natural light
- 5 Partially exposed and painted ceilings
- 6 Illuminated pylon sign
- 7 25 parking spaces plus additional street parking
- 8 3 Phase Electric
- 9 New membrane roofing system with cooling agent in 2024
- 10 New window tint
- 11 Freshly painted inside and outside
- 12 Newly paved parking lot and striping



Location

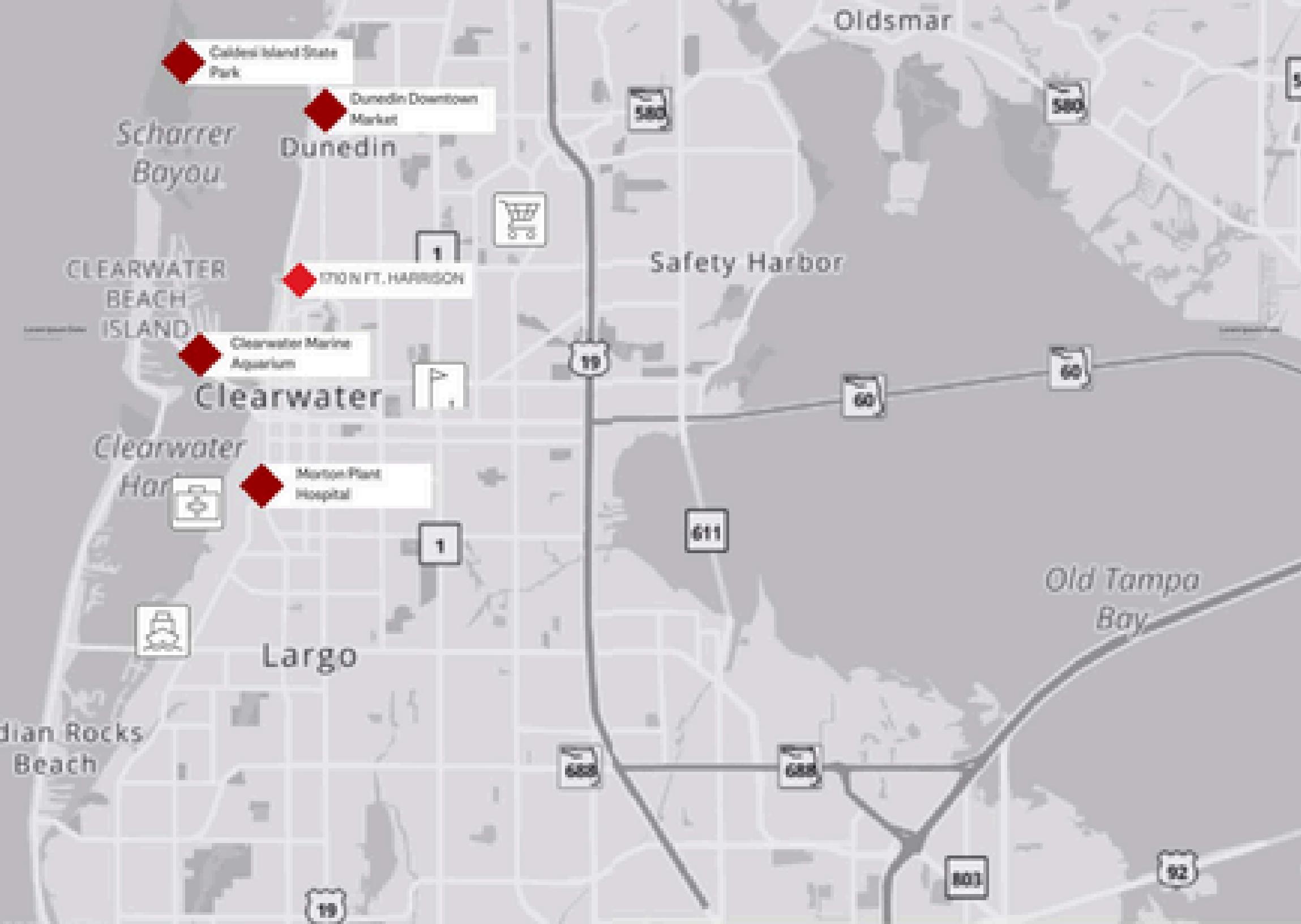
Clearwater, located on Florida's stunning Gulf Coast, is known for its pristine white sand beaches, crystal-clear waters, and vibrant community. It's home to the famous Clearwater Beach, often ranked among the best beaches in the United States, offering activities like sunbathing, water sports, and beachfront dining.

The city boasts a lively downtown area, the Clearwater Marine Aquarium, and the iconic Pier 60 with nightly sunset celebrations. Whether you're drawn by its coastal charm, outdoor adventures, or warm weather, Clearwater is a slice of paradise perfect for visitors and residents alike.



Clearwater | Florida

This property is located just two blocks from the
intercoastal waterway. Situated between downtown
Clearwater and Dunedin.



Population of Clearwater

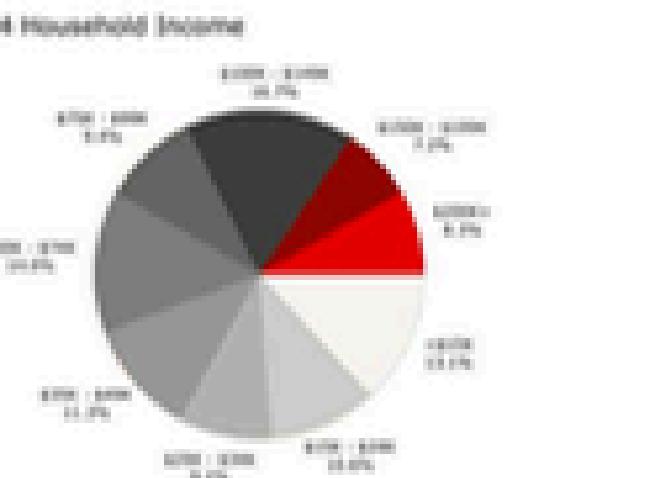
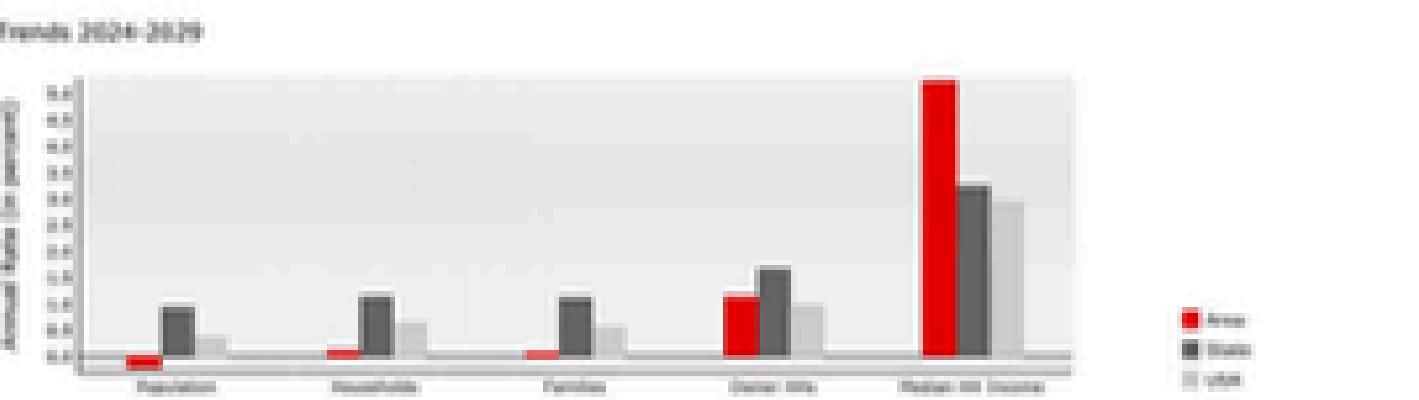
3,160,627

POPULATION OF TAMPA
PETERSBURG-CLEARWATER

117,000

POPULATION OF CLEARWATER

Demographics



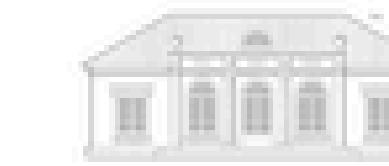
Traffic Report





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