



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

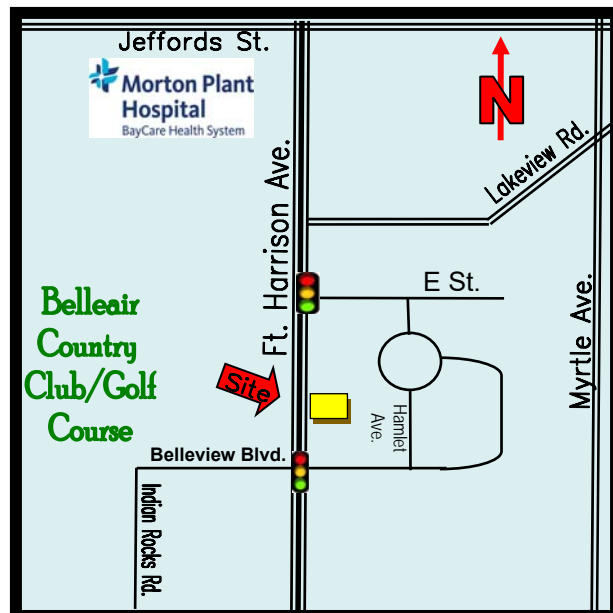
LO-1105

OFFICE SUITE FRONTAGE ON S. FT. HARRISON AVE. FOR LEASE



1433 S. FT. HARRISON AVE.
CLEARWATER, FL 33756

- SUITE C: 750 SF
- GREAT VISIBILITY
- HIGH TRAFFIC COUNT
- OPEN FLOORPLAN 2 ROOMS
- ONLY 1 SUITE AVAILABLE
- CLOSE TO MORTON PLANT HOSPITAL
- **LEASE RATE: \$19.50/SF**
MODIFIED GROSS



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

www.kleinandheuchan.com



ADDRESS: 1433 S. Ft. Harrison Ave.
Clearwater, FL 33756

LOCATION: on south Ft. Harrison across the street from Belleair Golf Course.

LAND AREA: 12,200 SF
DIMENSIONS: 100' x 122'

ZONING: C - Commercial - City of Clearwater
LAND USE: CG – Commercial General
FLOOD ZONE: X – No Flood Insurance required

IMPROVEMENTS: 6,193 SF

LEGAL DESCRIPTION: BELLEVIEW COURT BLK C, LOTS 3 & 4

YEAR BUILT: 2nd Floor - 1985

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

PARKING: 18 total spaces

PRESENT USE: Vacant

TAXES: \$9,866.70 (2022)

LEASE RATE: \$19.50/SF
Modified Gross

PARCEL ID #: 21-29-15-07362-003-0030

TRAFFIC COUNT: 14,996 VPD on S. Ft. Harrison

NOTES: Lovely setting for professional office or retail services. Brick walkways, parking spaces under old Oaks and open porches welcome customers. Second story office suite of 750 SF has lots of natural light and one bathroom and 2 rooms for offices or conference, with views of the Belleair Golf Course. Excellent visibility with signage directly on S Ft Harrison Ave. with high traffic count. Current tenants include a salon, attorney’s office, engineering firm, an IT service company, and medical billing office. Suite C is uniquely positioned over golf course.

KEY HOOK #: 39

ASSOCIATE: Marilyn Stuelke

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1105-3-03

SHOWING INFORMATION: Call listing associate to make an appointment.

LEASING INFORMATION

PROJECT SIZE: 6,193 SF

SPACE AVAILABLE: Suite C – 750 SF, Office – 2nd Floor

ESCALATION: 3%

OCCUPANCY: Immediate

PARKING: 18 total spaces

RENT: 2nd Floor - \$1,218.75/Mo. + expenses

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X*
Exterior Maintenance		X*
Interior Maintenance		X
Water		X*
Management	X	
Electric		X

* \$50.00 monthly fee for these expenses

MINIMUM TERM: 1 year with annual renewal

SIGNAGE: monument sign

