

1453 S Martin Luther King Jr. Ave, Clearwater, FL 33756

# For Sale

Asking Price: \$2,595,000



## Property Highlights

- Asking Price: \$2,595,000
- Size: ±11,000 SF comprised of ±5,000 SF of Warehouse/Office and ±6,000 SF of Self Storage.
- Excellent opportunity for an owner-user to offset operating costs by renting out the Self Storage units.
- Major renovations completed in 2026.
- Property will be delivered vacant at closing, ready for an owner-user or investor.
- One of a kind location near Downtown Clearwater, FL and minutes from Clearwater Beach, home to America's #1 Beach.
- Additional details can be found in the Offering Memorandum.
- To book a private tour, please contact Alex Lucke, CCIM.

Warehouse/Office | Self Storage | For Sale | Clearwater, FL

### ALEX LUCKE, CCIM

Commercial Director

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A detailed architectural wireframe of a modern building facade, rendered in light gray lines. The drawing shows multiple stories with various window shapes, balconies, and structural elements, creating a complex geometric pattern. The perspective is slightly angled, giving a three-dimensional feel to the two-dimensional lines.

# 01

# Property Information

DISCLAIMER

EXECUTIVE SUMMARY

STORAGE UNIT LAYOUT | PROJECTED REVENUE

RENOVATIONS & CAPITAL IMPROVEMENTS

PROPERTY PHOTOS

# Disclaimer



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Exclusively Listed by

**Alex Lucke, CCIM - Commercial Director**

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The calculations and data presented are deemed to be accurate, but not guaranteed. They are intended for the purpose of illustrative projections and analysis. The information provided is not intended to replace or serve as substitute for any legal, accounting, investment, real estate, tax or other professional advice, consultation or service. The user of this software should consult with a professional in the respective legal, accounting, tax or other professional area before

# Executive Summary



## Property Overview

KW Commercial Tampa Properties is proud to represent for sale 1453 S. Martin Luther King Jr. Avenue in Clearwater, Florida. Situated on  $\pm 0.71$  acres, the property includes approximately  $\pm 11,000$  SF across three buildings with a functional mix of office, warehouse, and self-storage space. In 2026, the property underwent major renovations and is now a turnkey opportunity for an owner-operator or investor.

The main building includes approximately  $\pm 5,000$  SF, comprised of approximately  $\pm 2,400$  SF of warehouse space and approximately  $\pm 2,600$  SF of renovated two-story office space. The warehouse features 18-foot clear heights, a 12' x 10' grade-level door, epoxy floors, upgraded electrical, a new insulation liner, and skylights. The office area includes a reception area, five private offices, four to five additional cubicle workstations, an oversized conference room, break room, and multiple access points.

The rear buildings total approximately  $\pm 6,000$  SF and include 43 self-storage units of varying sizes, providing additional storage capacity and potential supplemental income for an owner-user or investor.

The site is fully fenced and secured with a new electronic gate system, updated security, freshly paved and striped parking, and approximately 17+ parking spaces. Recent improvements also include new interior and exterior paint, new storage doors, roof sealing and coating, and extensive site cleanup and landscaping.

The property is ideal for contractors, service businesses, light industrial users, office/warehouse operations, and storage-oriented businesses. Buyers should verify zoning and permitted uses with the City of Clearwater.



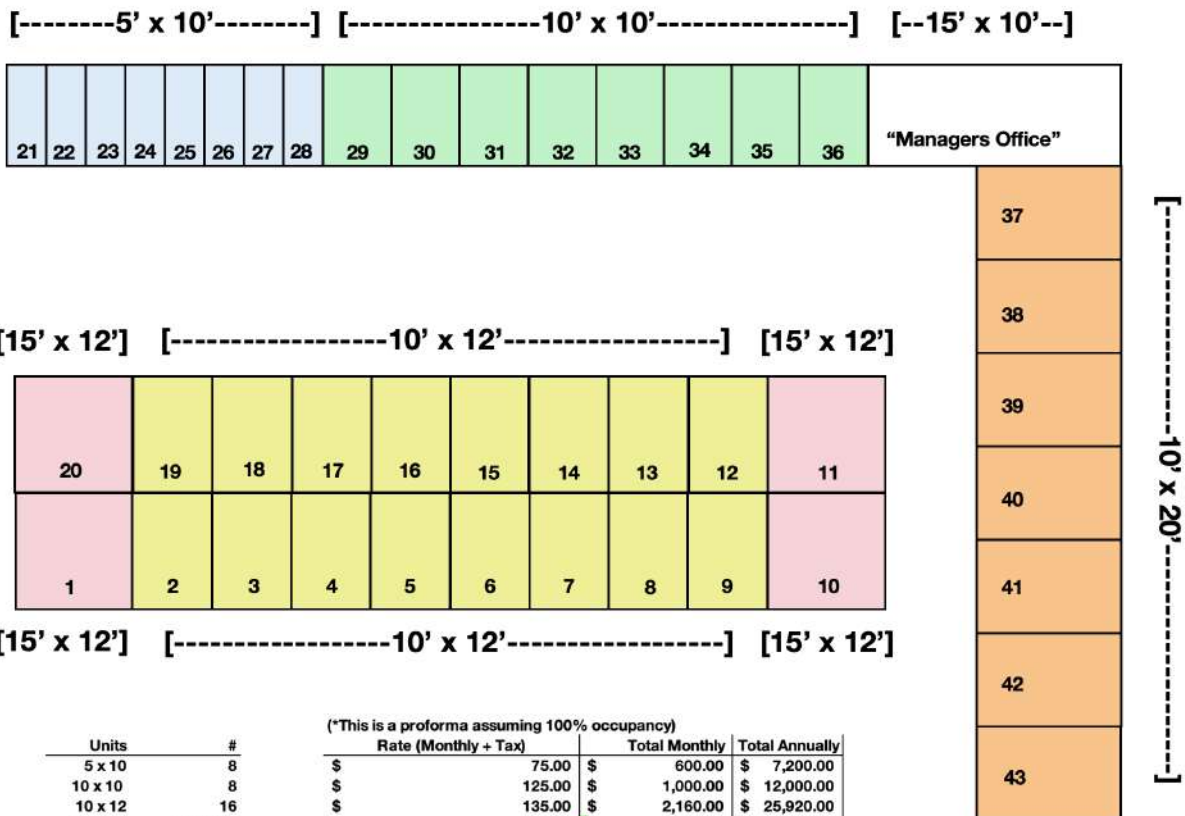
<b>Price:</b>	\$2,595,000
<b>Building SF:</b>	$\pm 11,000$ SF
<b>Price / SF:</b>	\$235/ft
<b>Lot Size:</b>	0.71 Acres
<b>Zoning:</b>	Commercial (City of Clearwater)
<b>Grade Level Door:</b>	(1) 12' x 10'
<b>Power:</b>	Single Phase, 240 AMP
<b>Storage Units:</b>	43
<b>Year Renovated:</b>	2026
<b>Year Built:</b>	1986
<b>APN:</b>	22-29-15-22986-000-0100
<b>Parking:</b>	17 Spaces

# Storage Unit Layout | Projected Revenue



## Income Potential

- Opportunity for an owner-operator to offset operating expenses through lease-up of the (43) on-site self-storage units.
- Storage component has been repositioned with brand-new roll-up doors and is ready for market lease-up.
- Existing "Storable.com" software platform may be transferable, offering a turnkey self-storage management system for reservations, billing, operations, and customer oversight.
- "Sagamore Exchange" branding and current website may also be transferable, providing a new owner with an established operating and marketing platform.
- <https://www.sagamoreexchange.com/>



(\*This is a proforma assuming 100% occupancy)

Units	#	Rate (Monthly + Tax)	Total Monthly	Total Annually
5 x 10	8	\$ 75.00	\$ 600.00	\$ 7,200.00
10 x 10	8	\$ 125.00	\$ 1,000.00	\$ 12,000.00
10 x 12	16	\$ 135.00	\$ 2,160.00	\$ 25,920.00
10 x 15	1 (Office)	\$ 150.00	\$ 150.00	\$ 1,800.00
12 x 15	4	\$ 175.00	\$ 700.00	\$ 8,400.00
20 x 10	7	\$ 195.00	\$ 1,365.00	\$ 16,380.00
	43		\$ 5,975.00	\$ 71,700.00



# Renovations & Capital Improvements



## Completed in 2026

- Roof professionally sealed and coated with Lanco White Seal elastomeric roof system for long-term protection and durability
- New epoxy flooring installed throughout warehouse space
- New insulation liner installed in warehouse building with sky lights
- New electric hot water tank installed in 2026
- New storage doors installed on all 43 self-storage units in 2026
- New exterior and interior paint throughout property in 2026
- New parking lot paving and striping completed
- New LiftMaster electronic gate operating system installed in 2025
- ADT wireless security system installed in 2025
- HVAC systems serviced and drain lines cleaned
- Extensive site cleanup, tree trimming, shell installation, and landscaping improvements completed
- 220V power restored near dumpster area, allowing future EV charging station capability
- All renovations and improvements completed with permits through the City of Clearwater



# Property Photos



# Property Photos



# Property Photos



# Property Photos



The background of the page is a light gray architectural wireframe of a modern building. The lines are thin and create a sense of depth and structure. The building has multiple levels, with various rectangular volumes and protrusions. Dotted lines are used to indicate vertical and horizontal alignments across the structure.

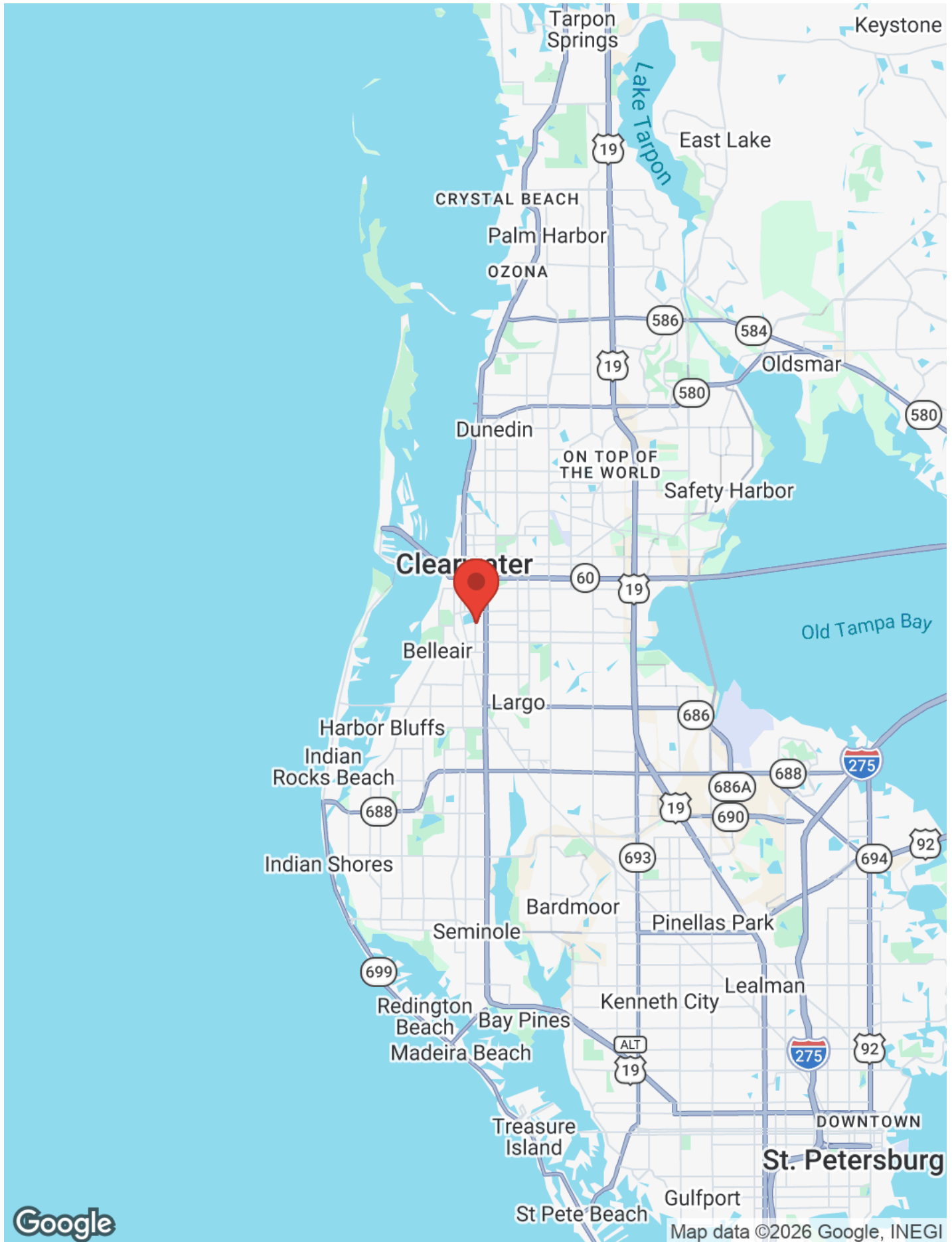
# 02

## Location Information

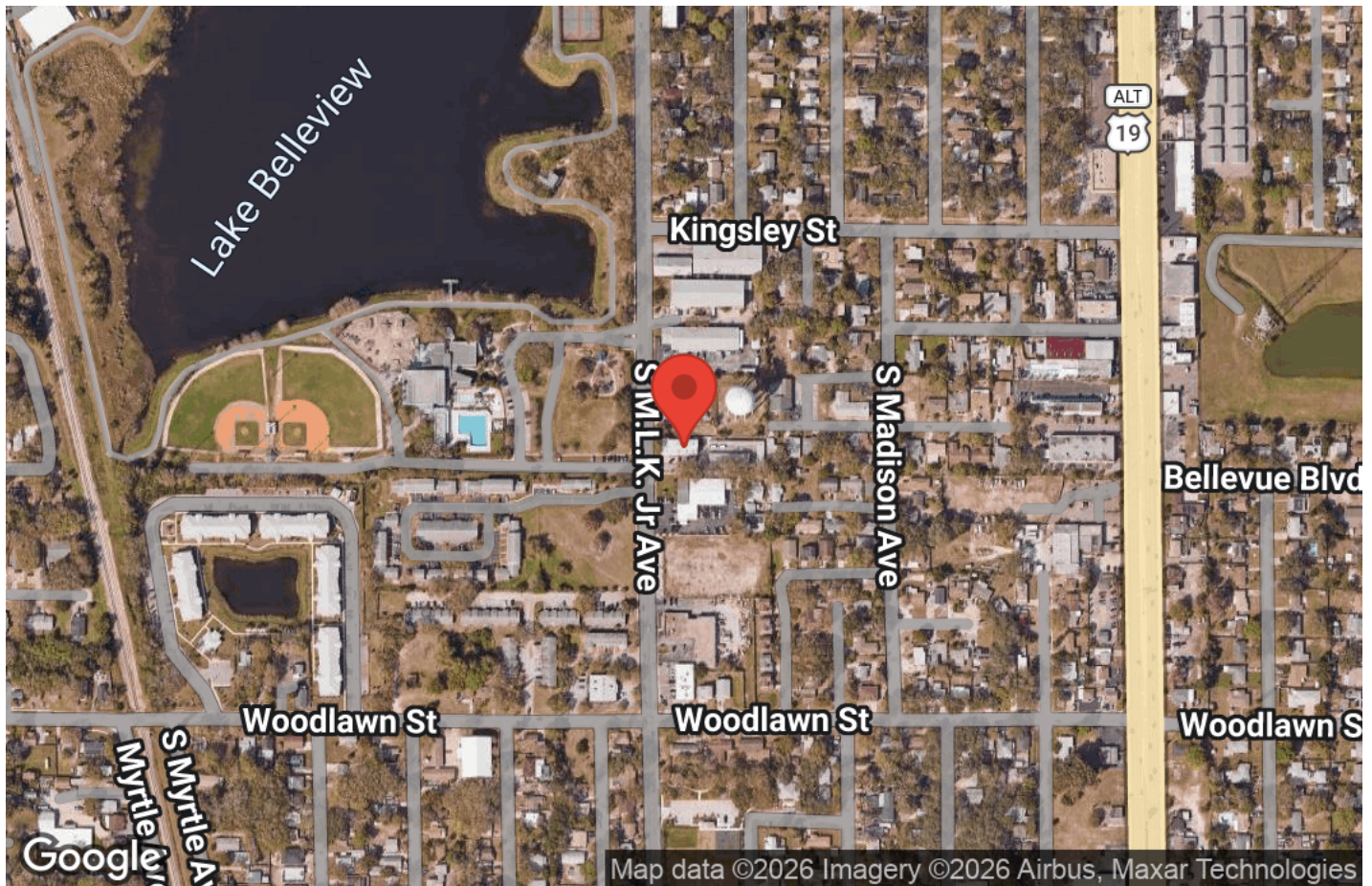
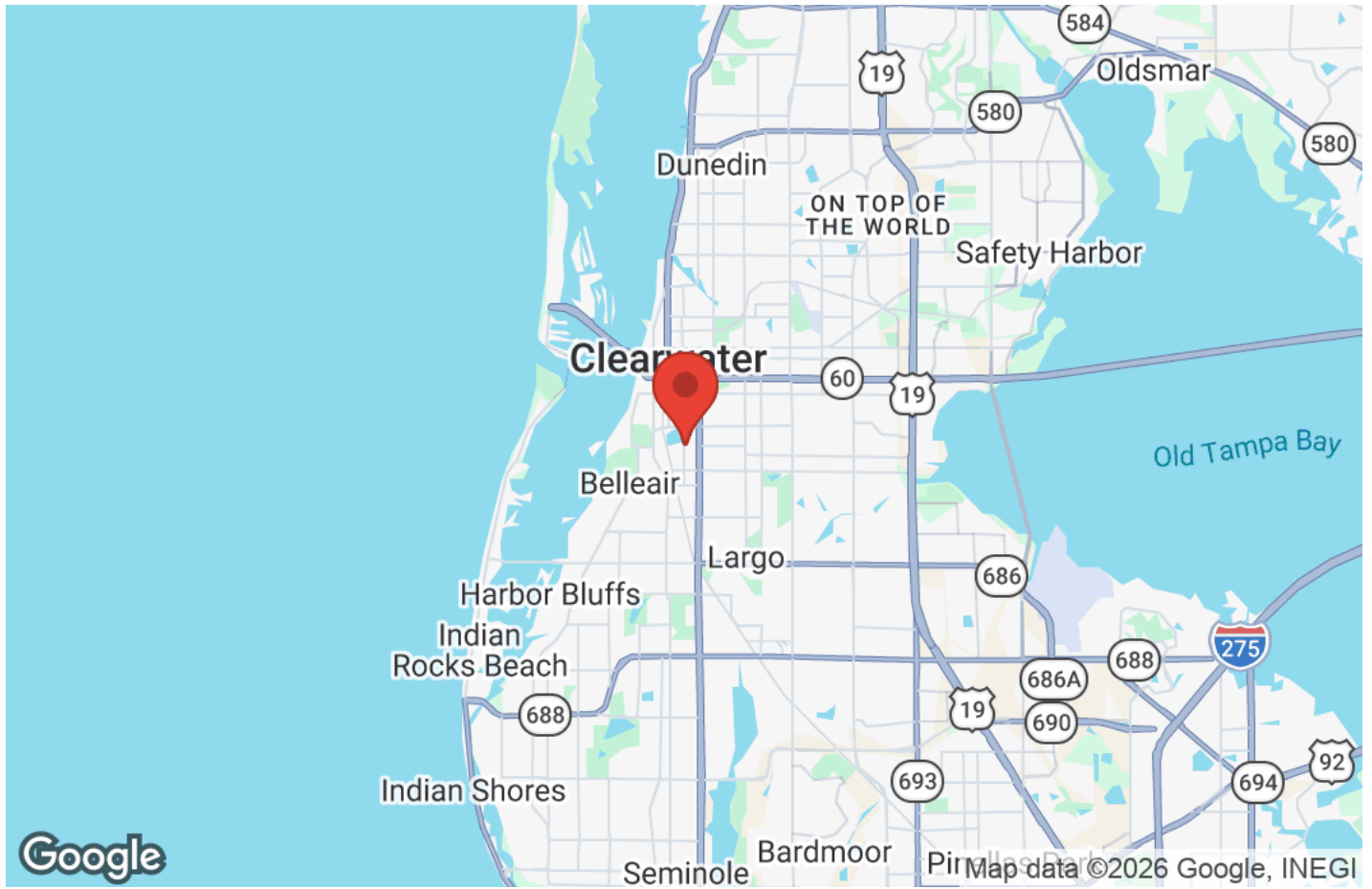
REGIONAL MAP

LOCATION MAPS

# Regional Map



# Location Maps



03

# Agent Profile

PROFESSIONAL BIO



# Professional Bio



## ALEX LUCKE, CCIM

Commercial Director

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Alex Lucke is a dedicated commercial real estate broker based in Tampa, Florida. He's been actively helping clients buy, sell, and lease commercial properties since 2015. As a Commercial Director at KW Commercial and a Certified Commercial Investment Member (CCIM), Alex brings deep market knowledge and personalized service to every deal.

With a focus on Industrial, Office, Retail, Multifamily, Land Development, and Special Purpose properties, he works with business owners and investors to make smart, strategic real estate decisions. His approach is simple: clear communication, tailored advice, and results that make sense.

What sets Alex apart is his responsiveness and reliability. He picks up the phone, engages on his clients' schedules, and moves quickly when it matters most. He's also a skilled marketer who takes pride in representing some of the most sought-after listings in Florida. Known for identifying market trends early, Alex adapts fast—delivering proactive strategies and exceptional client service.

In 2020, Alex earned his CCIM designation—an elite credential held by fewer than 10% of commercial brokers nationwide. Over the years, he's worked with a wide range of clients, including FASTSIGNS, Yo Mama's Food Co., Rose Radiology, Piazza Natural Stone, AVC Technologies, SiteOne Landscape Supply, INSA, Kelli's Catering & Events, and many local small businesses.

He maintains membership in several professional organizations, including FGCAR, GTAR, NAR, and CCIM.

Outside of work, Alex enjoys golfing, traveling, and cheering on the Tampa Bay Lightning with his wife Jacqueline, a podiatric surgeon. Both proud graduates of the University of Florida, they share a love for good food, family, and new places.

**KW Commercial Tampa Properties**

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