



# MEDICAL CONDO

1745 S Highland Ave Ste 2 & Ste 4, Clearwater, FL 33756



### PROPERTY DESCRIPTION

Fully built, Second Generation Medical offices including Exam Rooms with Sinks

Sale comprises Suites 2 & 4, which are adjoining. Occupy all or lease part of your space while your practice grows.

Great Layout with Plenty of Parking. Turn key units.

Suite 2 - \$330,000

Suite 4 - \$285,000

Suite 2 & 4 - \$615,000

### PROPERTY HIGHLIGHTS

- Ready to Occupy, Buy 1 or Both
- Medical Layout - Exam and Treatment Rooms
- 4 Exam Rooms with Sinks
- 6-8 Treatment Rooms
- Split Plan - Occupy All or Lease Half

### MATTERPORT VIRTUAL TOUR LINK

<https://my.matterport.com/show/?m=TUXg5UJbzv7>

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### OFFERING SUMMARY

Sale Price:	\$615,000
Number of Units:	2
Lot Size:	42,704 SF
Building Size:	2,617 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	589	1,699	6,512
Total Population	1,305	3,846	14,495
Average HH Income	\$72,039	\$74,710	\$76,201

### 2 ADJOINING SUITES

- Suite 2 - 1,448 SF - Lobby - Offices - Exam Rooms w/ Sinks - two restrooms. Offered at \$330,000
- Suite 4 - 1,245 SF - Lobby - Offices - Treatment Rooms - with two restrooms. Offered at \$285,000

### HAL HOLDER

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**KW COMMERCIAL**  
 360 Central Avenue, Suite 600  
 Ste 600  
 St. Petersburg, FL 33701

Each Office Independently Owned and Operated

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**Suite 4 -1,245 sf**

**Suite 2 -1,448 sf**

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**OFFICE FOR SALE**

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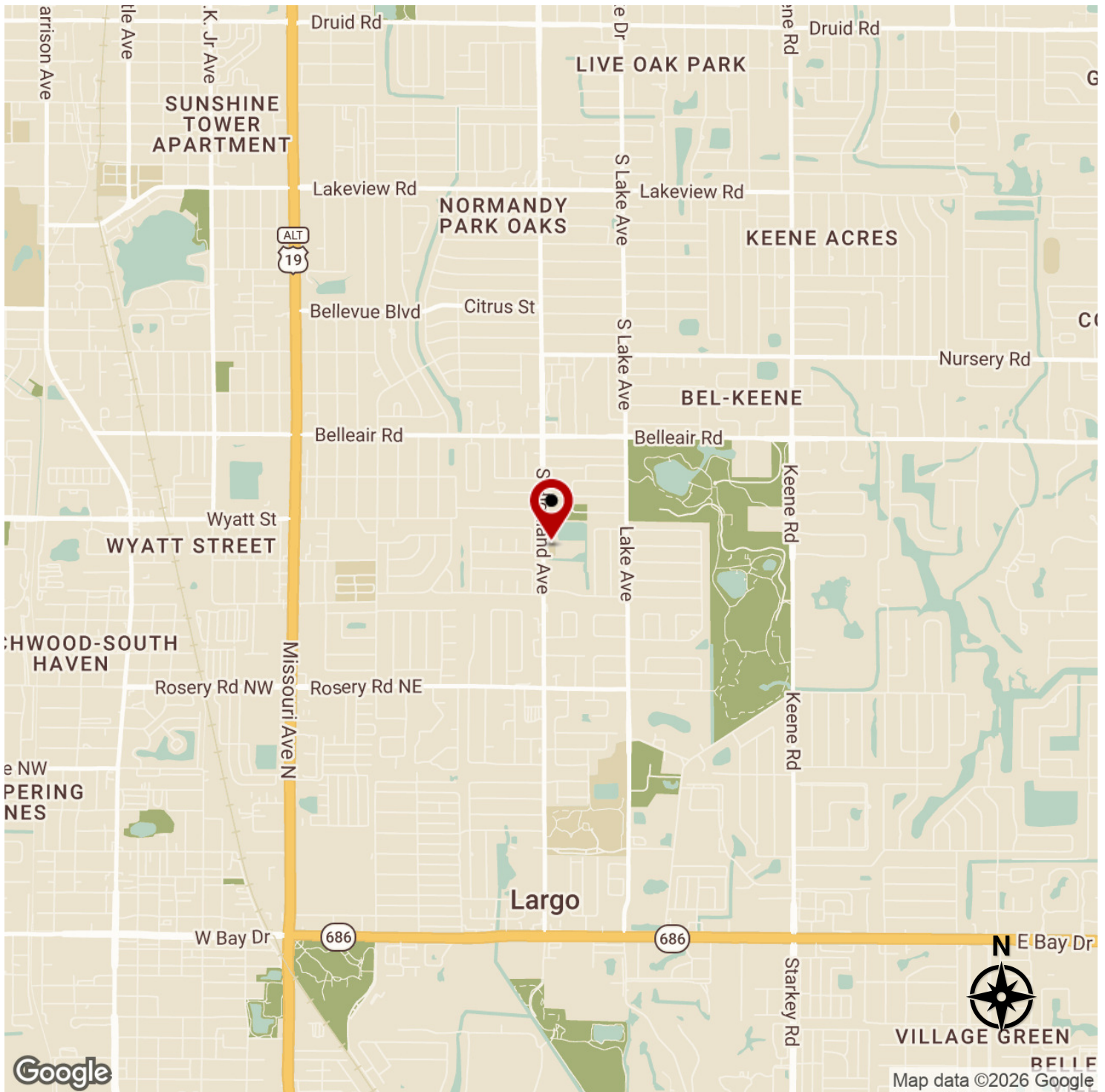
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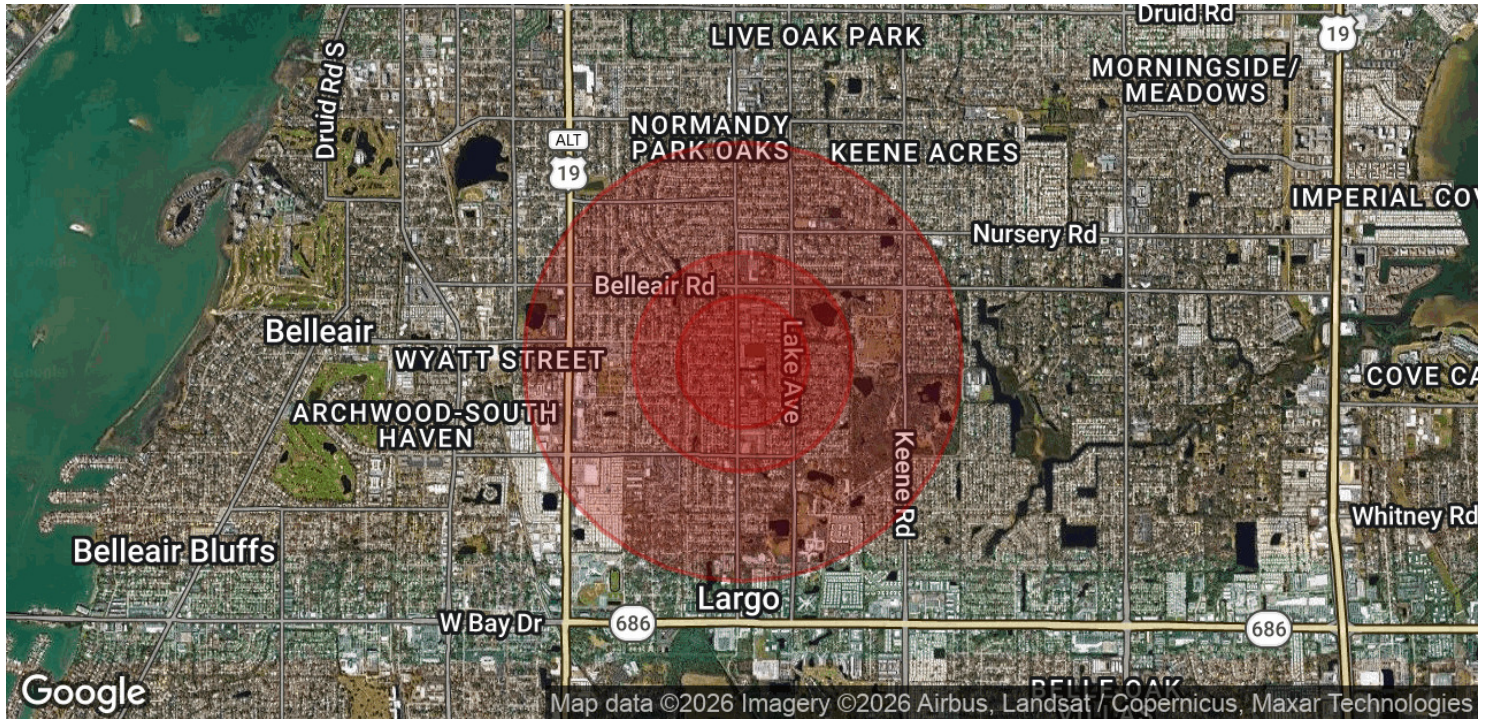
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<b>POPULATION</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Population	1,305	3,846	14,495
Average Age	51	50	48
Average Age (Male)	49	48	46
Average Age (Female)	52	51	49

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.3 MILES</b>	<b>0.5 MILES</b>	<b>1 MILE</b>
Total Households	589	1,699	6,512
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$72,039	\$74,710	\$76,201
Average House Value	\$272,885	\$274,996	\$275,109

*Demographics data derived from AlphaMap*

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