



1101 & 1107

South Myrtle

Clearwater, FL



FOR SALE: Two Prime Office Buildings
in Downtown Clearwater



CBRE

Executive Summary

Located in the vibrant heart of Downtown Clearwater, the properties at 1101 & 1107 S Myrtle Ave boast a prime location with outstanding visibility and accessibility. This lively corridor is enveloped by a blend of residential areas, professional services, and community amenities, making it an excellent choice for businesses that value convenience and exposure.

Explore this delightful 1,110 sq ft professional office building situated in the core of Downtown Clearwater. Constructed in 1945 and meticulously maintained, this property features a welcoming layout that is perfect for small businesses, legal practices, or consulting firms. Set on a 0.15-acre lot, it provides ample parking, easy street access, and is conveniently located near major transit routes.

Next to 1101, you will find a larger 3,738 sq ft office building on a 0.30-acre lot, offering versatile space suitable for expanding teams or multi-tenant use. Also built in 1945, this property harmoniously combines classic architecture with modern functionality. With several private offices, open work areas, and conference space, it is ideally suited for medical, legal, or professional service providers.

Investment Highlights

- .6 Acre Parcel with 2 Freestanding Medical Office Buildings
- Signalized corner lot with prime visibility and ample parking
- Ideal for Owner-Users or Investors seeking a strategic Clearwater location
- Proximate to Downtown Clearwater and Morton Plant Hospital
- Easy access to Tampa via SR 60 and Greater Pinellas County via US-19

Location Highlights

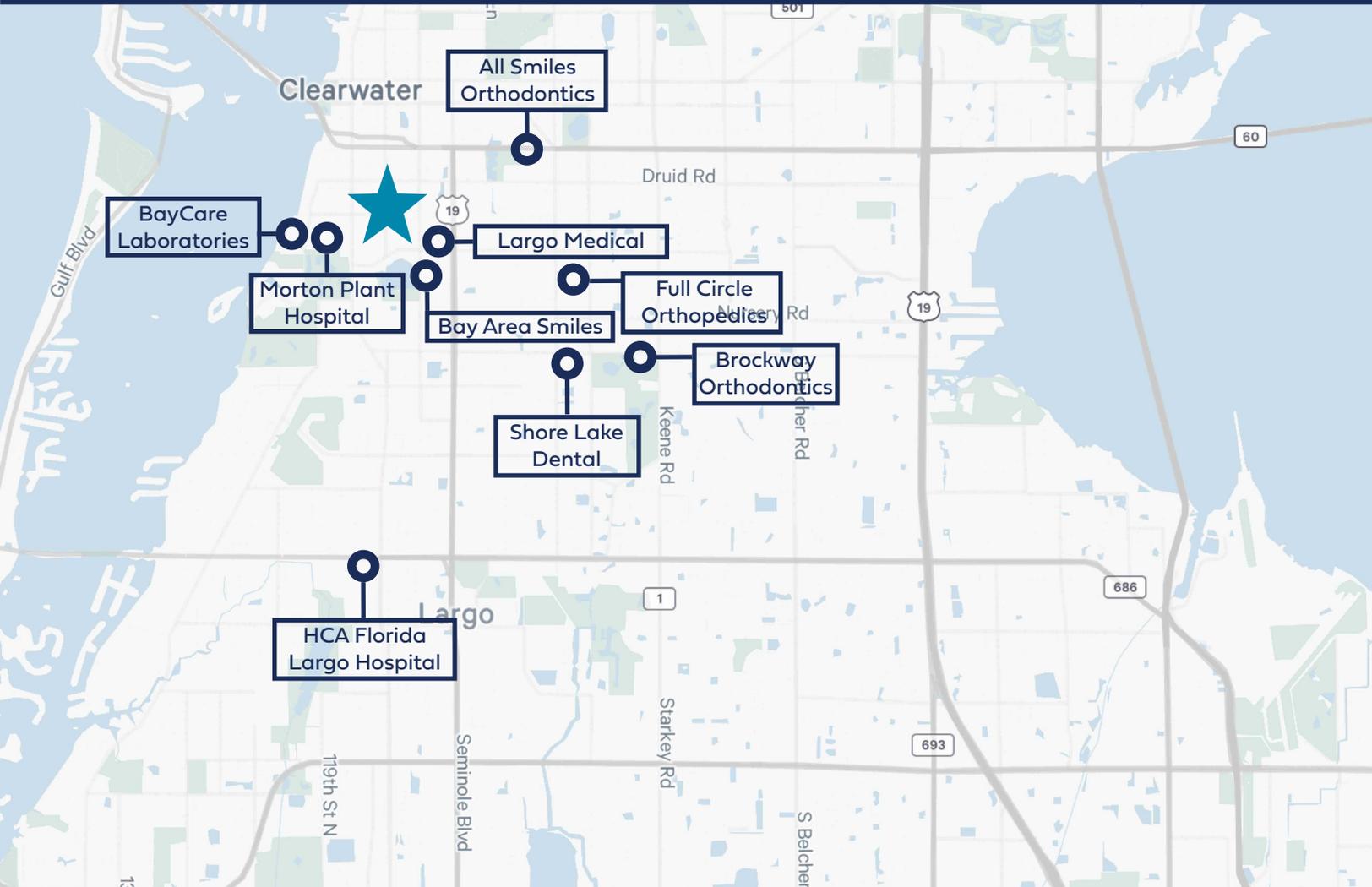
- The area is highly walkable, allowing easy access to nearby restaurants, banks, parks, and retail shops
- Just blocks from Morton Plant Hospital and other medical facilities, making it a strategic location for healthcare-related businesses.
- Easy Access to major highways

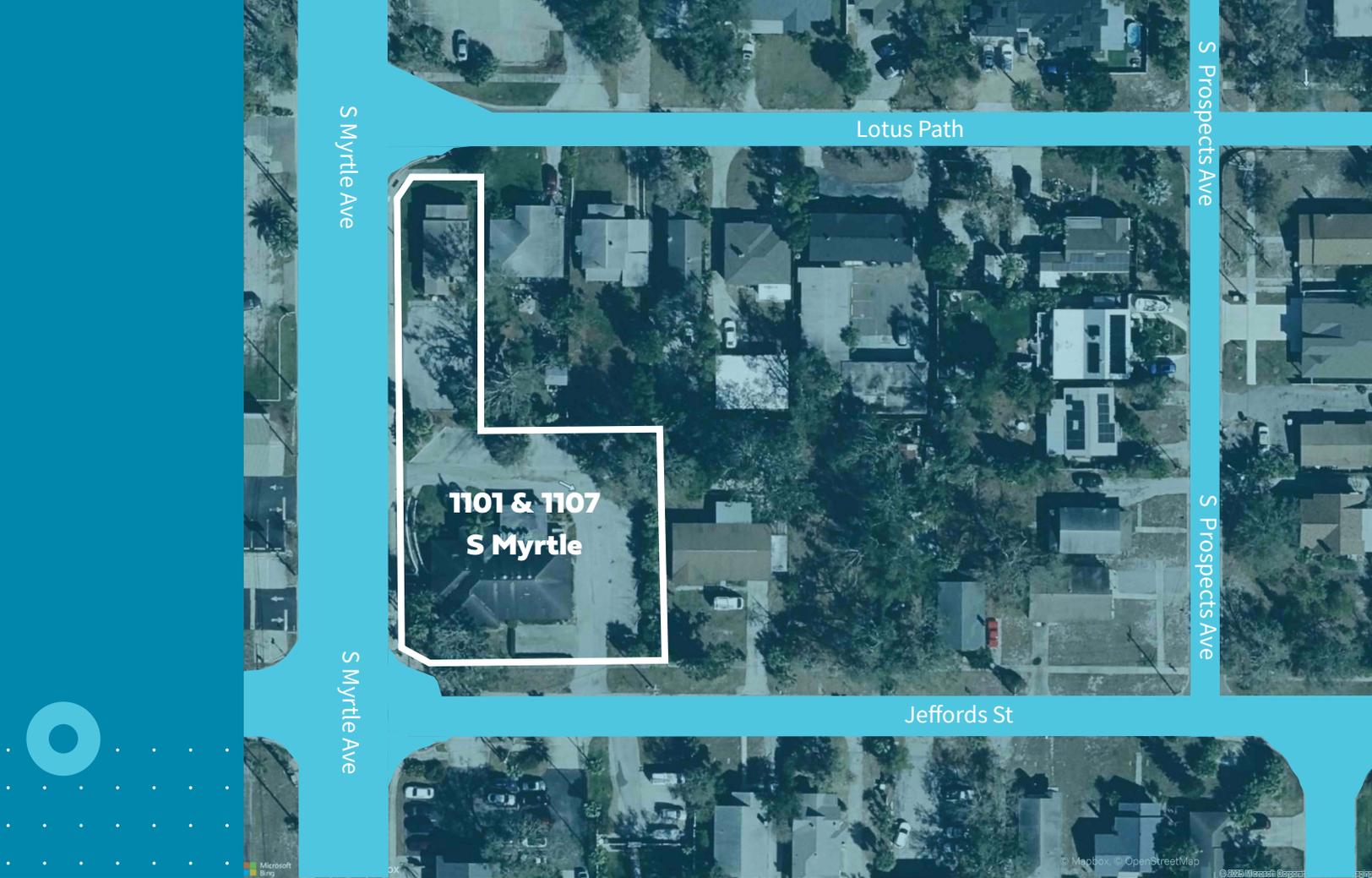


1101 S Myrtle Ave



1107 S Myrtle Ave





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