

FOR SALE

**611 DRUID RD E, UNIT 302, CLEARWATER, FL 33756**  
OFFICE CONDO FOR SALE AT \$ 199,000

**Smith & Associates Commercial**



SHOWN BY APPOINTMENT; ONLY DO NOT DISTURB EMPLOYEES

An amazing opportunity to purchase an office condo in the desirable downtown Clearwater area

This excellent location is blocks away from Morton Plant Hospital, the courthouse and a short drive to Clearwater beach

Druhill Professional Center is a well maintained 62 unit complex established in 1983 with many long term businesses and plenty of parking

Unit 302 is a 960 square foot office condo currently laid out with a large office, reception, an open area with a conference table, breakroom kitchen, and two bathrooms

The condo fees are \$497 a month which include water/sewer, garbage, exterior maintenance & landscaping

The Seller also owns unit 303, an adjacent 950 square foot medical office unit which is also for sale at \$199,000. These units are currently connected and can be purchased separately or together

Showings will be by appointment only with 24 hours notice

*Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.*

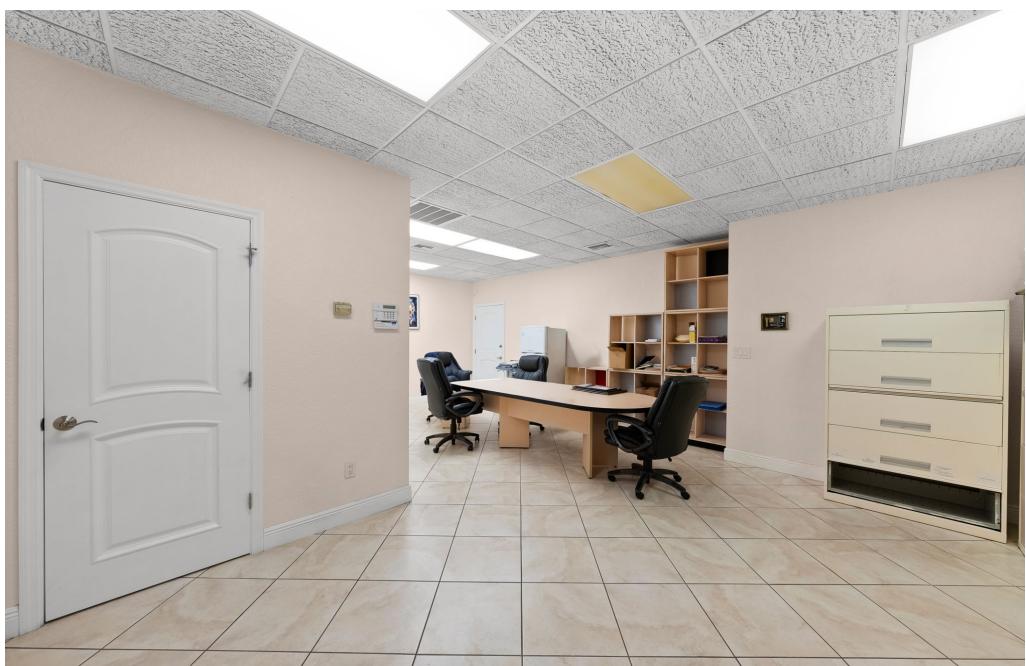
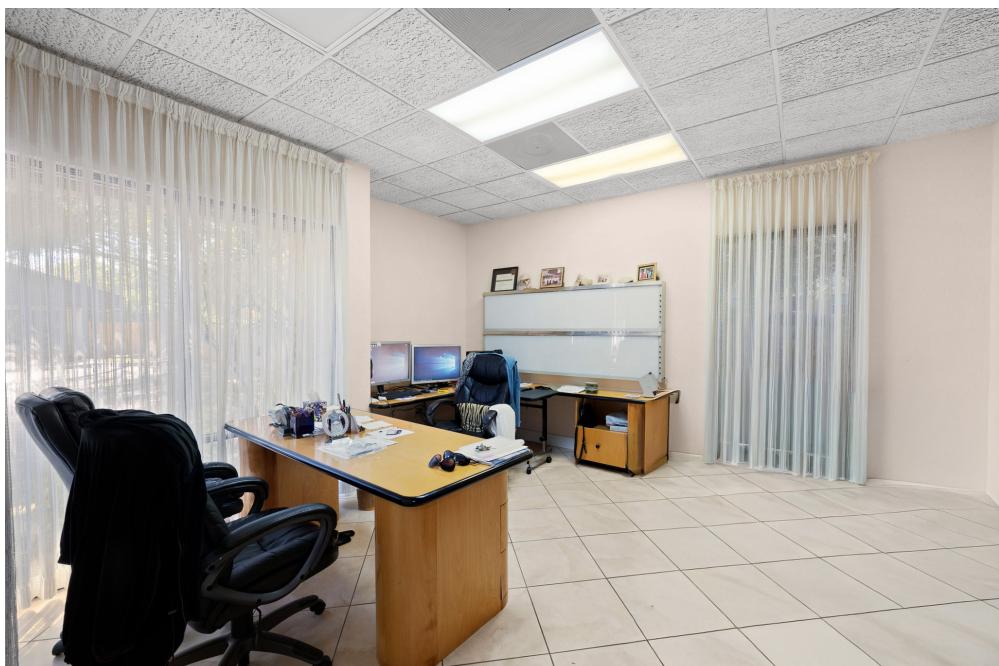
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