

**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

Druhills 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.*

**CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON**  
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