

# 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

## PROPERTY HIGHLIGHTS

- Ready to Occupy
- Medical Layout
- 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=TUXg5UJb7v7>

## OFFERING SUMMARY

Sale Price:	\$674,225
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 - 1,169 SF - Lobby - Offices - Exam Rooms w/ Sinks - two restrooms
- Suite 4 - 1,448 SF - Lobby - Offices - Treatment Rooms - with two restrooms

We obtained the information above from sources we believe to be reliable. However, we have not verified its accuracy and make no guarantee, warranty or representation about it. It is submitted subject to the possibility of errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. We include projections, opinions, assumptions or estimates for example only, and they may not represent current or future performance of the property. You and your tax and legal advisors should conduct your own investigation of the property and transaction.

## HAL HOLDER

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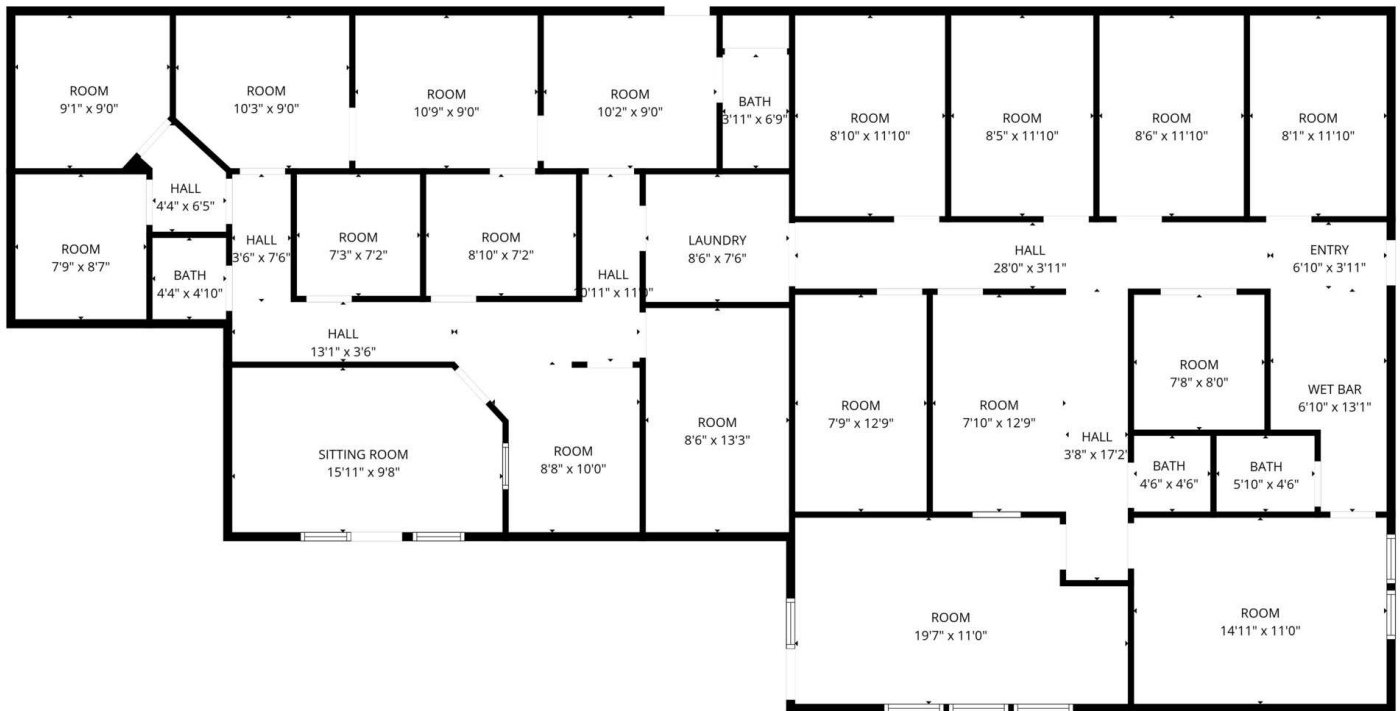
**KW COMMERCIAL**  
360 Central Avenue, Suite 600  
St. Petersburg, FL 33701

OFFICE FOR SALE



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Each Office Independently Owned and Operated



**OFFICE FOR SALE**

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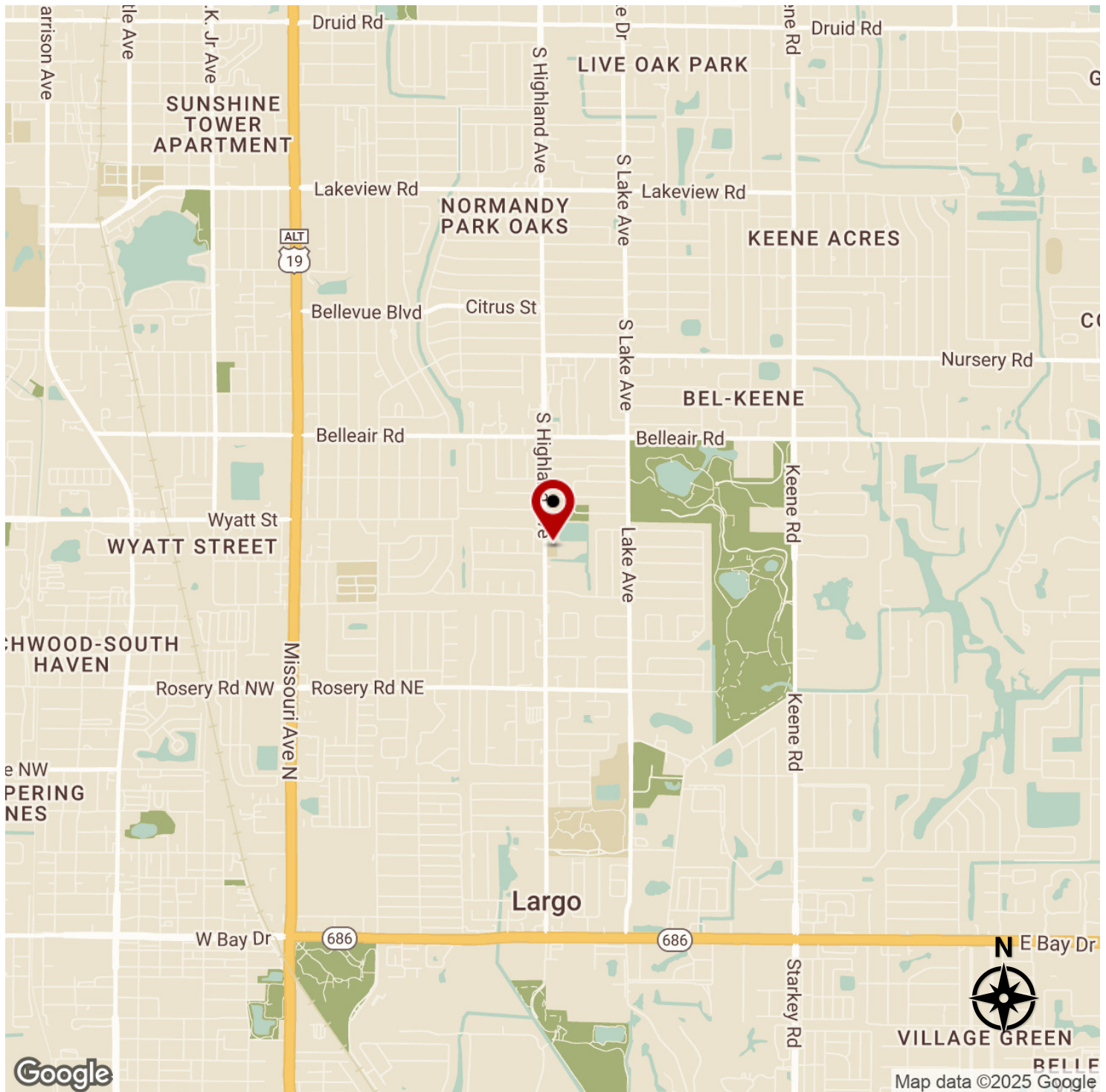
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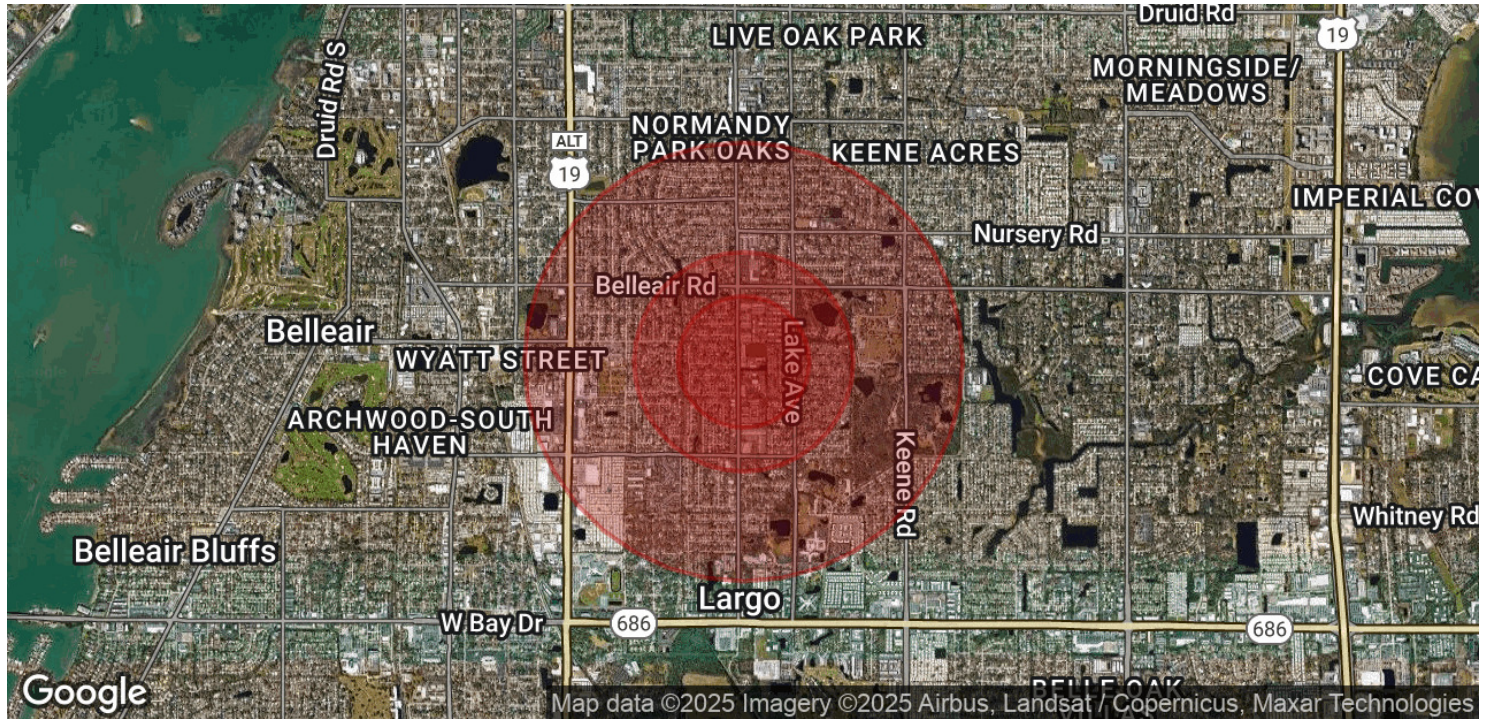
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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	1,305	3,846	14,495
Average Age	51	50	48
Average Age (Male)	49	48	46
Average Age (Female)	52	51	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
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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