



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1696

MEDICAL OFFICE INVESTMENT FOR SALE



1395 WEST BAY DR.
LARGO, FL 33770

- LEASED TO A WELL-ESTABLISHED PEDIATRIC PROVIDER
- NEWLY EXTENDED LEASE BEGINNING MARCH 1, 2026
- EXCELLENT VISIBILITY
- TRAFFIC LIGHT INTERSECTION
- LOCATED ADJACENT TO HCA FLORIDA LARGO HOSPITAL
- **PRICE: \$1,250,000**



1744 N. Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724
www.kleinandheuchan.com



ADDRESS: 1395 W. Bay Dr.
Largo, FL 33770

LOCATION: SEC of West Bay Dr. & 14th St. SW.

LAND AREA: 24,546 SF - 0.56 Acres mol
DIMENSIONS: 126 ' x 180'

ZONING: N/A – City of Largo

LAND USE: West Bay Dr., CRD - Medical Arts

FLOOD ZONE: X – Area of minimal Flood Hazard

IMPROVEMENTS: 4,228 SF Gross Area
Medical Office Building

LEGAL DESCRIPTION: Lengthy, in listing file.

YEAR BUILT: 1984

UTILITIES: Electric – Duke Energy

Water, Sewer & Trash – City of Largo

PARKING: 28 spaces

TAXES: \$11,629,66 (2025 March Gross)

PRESENT USE: Medical Office

PARCEL ID #: 33/29/15/31734-002-0030

TRAFFIC COUNT: 19,100 AADT (2024)

PRICE: \$1,250,000

TERMS: Cash at closing

NOTES: Pediatric Associates has recently extended its lease for 3 years, effective as of March 1, 2026. Operating Expenses, including Real Estate taxes and Insurance are paid by Tenant. This medical office building is well located in the Largo Medical Arts District. At the hard corner traffic light intersection of West Bay Drive and 14th Street NW.

KEY HOOK #: None

ASSOCIATES: Don Russell (727) 709-2158

K&H SIGNAGE: None

LISTING CODE: SI-1696-02-19

SHOWING INFORMATION: Call listing Associate for showing. 48-hour notice required "Do not Disturb Tenant".

