



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

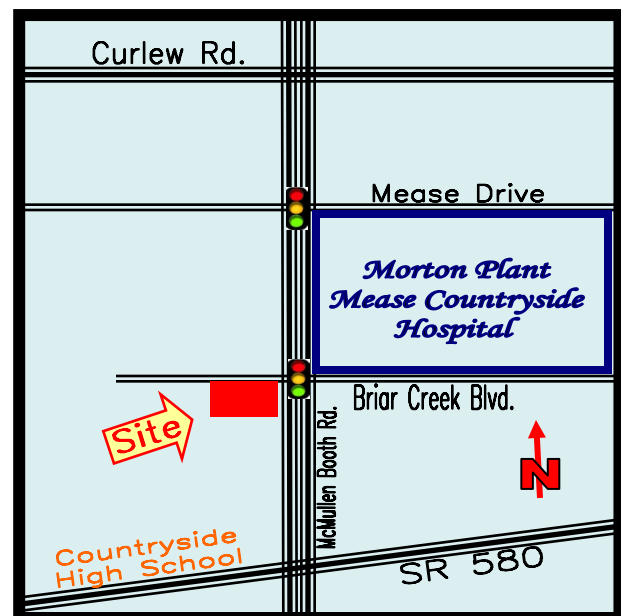
SI-1694

NORTH PINELLAS MEDICAL OFFICE FOR SALE



3190 MCMULLEN BOOTH ROAD
SUITE # 202
CLEARWATER, FL 33761

- DIRECTLY ACROSS FROM MEASE COUNTRYSIDE HOSPITAL
- LEASED TO ESTABLISHED GYNECOLOGIC PRACTICE
- SIGNAGE ON MCMULLEN BOOTH
- EXCELLENT VISIBILITY
- FULL TRAFFIC LIGHT ACCESS
- COVERED PHYSICIAN'S PARKING
- **SALE PRICE: \$875,000**



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



Rev. 10/28/2025

PROPERTY OVERVIEW

SI-1694

ADDRESS: 3190 McMullen Booth Rd., Ste. #202
Clearwater, FL 33761

LOCATION: McMullen Booth Rd., north of S.R. 580 & south of Curlew Rd.

LAND AREA: 2.50 acres MOL

DIMENSIONS: 310' x 342'

ZONING: I – Institutional, City of Clearwater

LAND USE: I - Institutional

FLOOD ZONE: “X” No Flood Insurance Required

IMPROVEMENTS: Medical Office – 2,450 SF

YEAR BUILT: 2006

LEGAL DESCRIPTION: Countryside Medical Clinic Professional Condo, Unit 202

PARKING: 6/1000 SF

UTILITIES: Water & Sewer – City of Clearwater
Electric – Duke Energy

PRESENT USE: Medical Office

TAXES: \$ 9,291 - (2024)

PRICE: \$28/SF Modified Gross

PARCEL ID #: 21-28-16-18679-000-2020

TRAFFIC COUNT: 55,675 VPD

NOTES: Medical office suite for across McMullen Booth Rd., from Morton Plant Mease Countryside Hospital. Currently leased to established GYN practice. Traffic light entrance, excellent signage, visibility and covered physician parking. Beautiful design and very efficient floorplan. Fully renovated suite with beautiful finishes. Very rare to find north Pinellas medical so close to Mease Countryside Hospital.

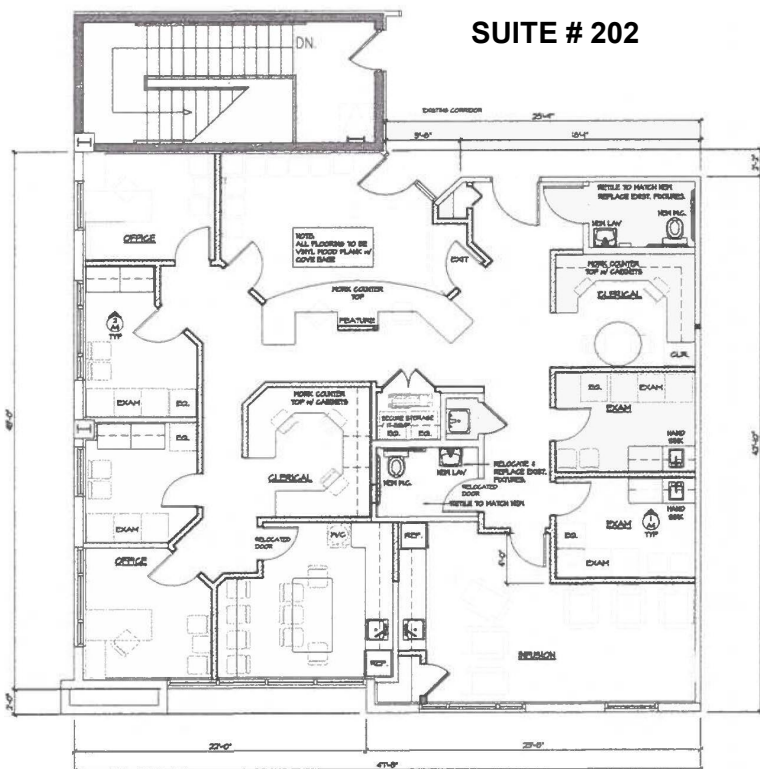
KEY HOOK #: None

ASSOCIATE: Steve Klein

K&H SIGNAGE: 3 x 4

LISTING CODE: LO-1224-3-27

SHOWING INFORMATION: Contact Listing Associate to arrange showing.



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