

Medical Office Building For Sale



321 S Lincoln Ave, Clearwater, FL

Offered by: John A. Skicewicz, CCIM

727.642.3965

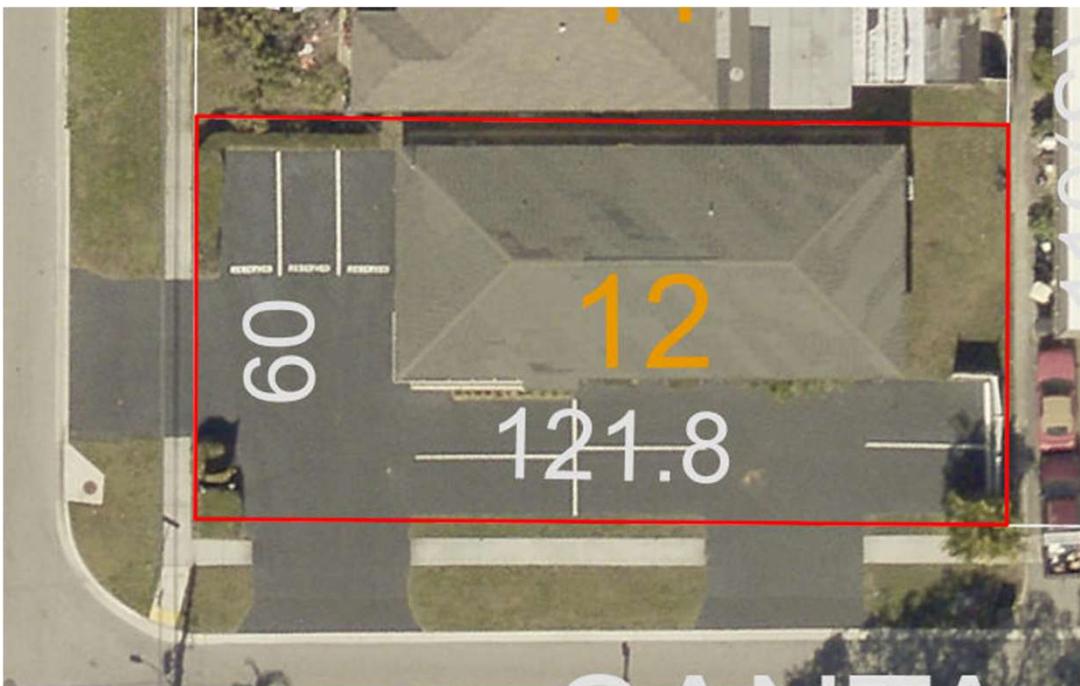
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Property Summary



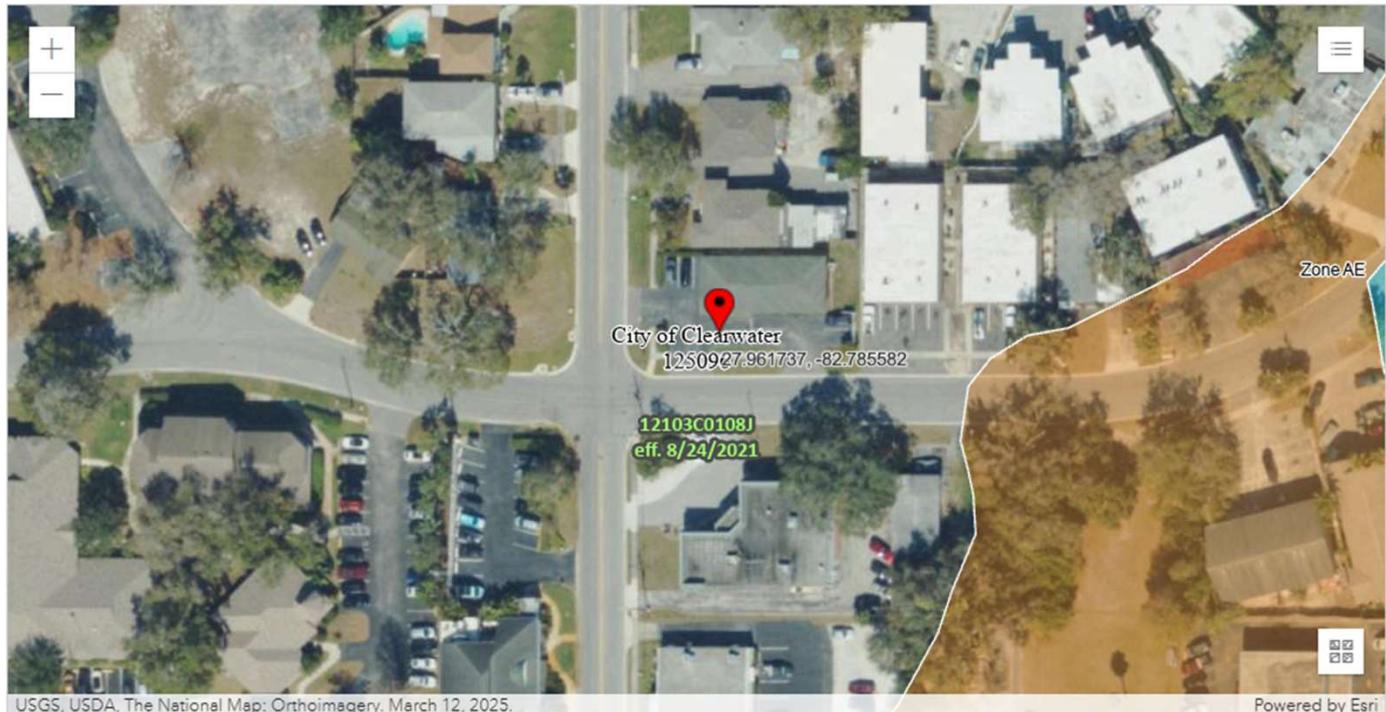
- The Subject Property is a free-standing office building (2,059 SF htd., 2,091 SF under roof), on a corner parcel in Downtown Clearwater. This building has most recently been occupied by the Bay Area Foot and Ankle medical practice.
- The location is very convenient to serve the Clearwater community, with good signage and limited visibility from Court Street, the main E/W route into Downtown Clearwater and Clearwater Beach.
- Ten paved parking spaces on-site plus, some on-street parking permitted.
- Building in excellent repair – roof new in 2025, electrical upgrades in 2023, window replacement in 2014.
- Public utilities in place (water, fire, sanitary and storm sewer).
- Downtown zoning.
- X flood zone – area of minimal flood risk.
- Real Estate taxes projected to be \$8,223 for 2026 (based upon projected assessed value of \$425,000).
- Competitively priced at \$500,000 (\$240 PSF)



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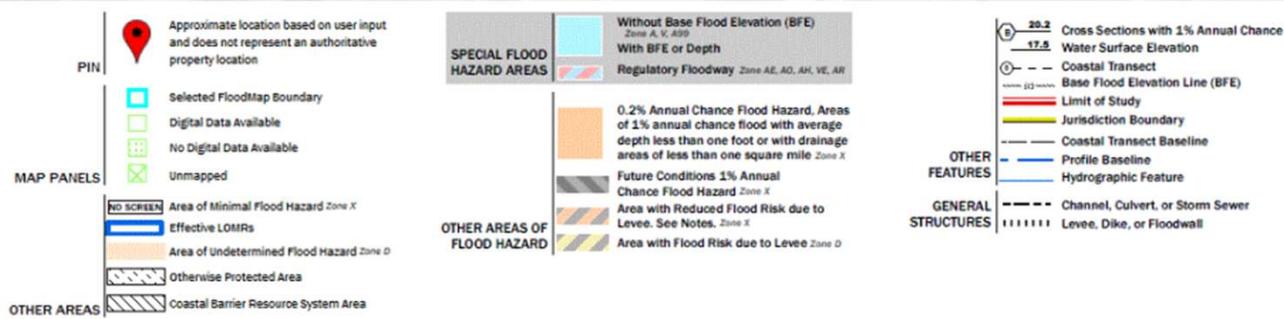


Flood Zone



USGS, USDA, The National Map: Orthoimagery, March 12, 2025.

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FEMA flood Zone X is “An area of minimal flood hazard”.



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Land Use and Zoning

Property is within the City of Clearwater Central Business District and zoned D – Downtown.

This is a summary of this zoning category (from Municode.com):

Section 2-901. Intent and purpose.

The intent and purpose of the Downtown District and Development Standards is to encourage mixed use, pedestrian-oriented development, promote context-sensitive forms, patterns, and intensities of development, support a variety of new housing types to provide for a range of affordability and mix of incomes, preserve and celebrate the unique features of Downtown's community and neighborhoods, encourage the renovation, restoration and/or reuse of existing historic structures, and provide for the design of safe, attractive, and accessible places for working, living, and shopping consistent with the vision, guiding principles, goals, objectives and policies in the Clearwater Downtown Redevelopment Plan.

(Ord. No. 9149-18, § 2, 8-2-18)

Interior Photos



Exterior Photos

