



**KLEIN & HEUCHAN, INC.
REALTORS**

Commercial/Investment/Real Estate Services

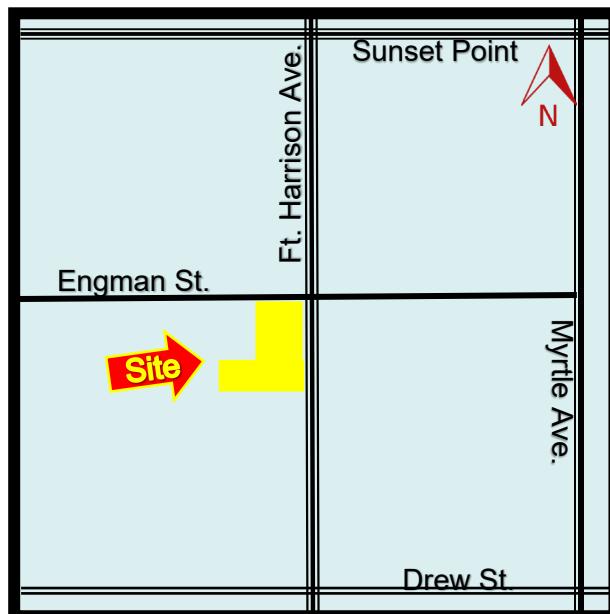
SI-1597

AUTO & MUFFLER REPAIR BUSINESS PLUS REAL ESTATE FOR SALE



**1216 N. FT. HARRISON AVE.
CLEARWATER, FL 33755**

- ZONED C – COMMERCIAL
- LAND USE – GENERAL COMMERCIAL
- 1,288 SF CONCRETE BLOCK BLDG.
- 160' FRONTRAGE ON FT. HARRISON
- OWNER MAY FINANCE
- IN BUSINESS FOR 25 YEARS
- **PRICE: \$750,000**



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



ADDRESS: 1216 N. Ft. Harrison Ave.
Clearwater, FL 33755

LAND AREA: 15,320 SF
DIMENSIONS: 107' x 80' & 52' x 130'

IMPROVEMENTS: 1,288 SF Bldg.
(484 SF Drive Thru)

YEAR BUILT: 1953

PARKING: 20 + spaces

PRESENT USE: Auto Repair & Muffler Install **TAXES:** \$4,647.83 (2025)

MORTGAGE HOLDER: Free & Clear

PARCEL ID #: 09-29-15-25956-000-0590 and
09-29-15-25956-000-0610

TERMS: cash or new financing, possible owner financing

PRICE: \$750,000

TRAFFIC COUNT: 9,600 VPD (Ft. Harrison)

NOTES: Muffler installation & general auto repair business for sale with a large clientele, has been operating at this location for over 25 years. Located just north of new marina district on N. Ft. Harrison Ave. Sale would include furniture, equipment and inventory* also includes an adjacent lot which is currently used for onsite store. Owner may consider financing. *Inventory sold @ cost at closing. Site is excellent for future re-development.

KEY HOOK #: 18

K&H SIGNAGE: 3' x 4'

SHOWING INFORMATION: Call agent to arrange appointment. Do not go to property without agent. 24 hour notice required for all showings.

ASSOCIATE: Joseph Santolucito **(727) 481-3194** (mobile)
LISTING CODE: SI-1597-3-32

