

# FOR SALE

- ◆ 1,900 sf free-standing building, divided into two units
- ◆ Unique opportunity for small business to occupy the entire building or lease out a portion to cover expenses
- ◆ Outstanding location on Sunset Point Rd, directly next to On Top of the World, one of the largest condo communities in Florida & west of US Hwy 19
- ◆ Excellent visibility and median which provides great access from traffic headed east or west
- ◆ Metal roof and two panel sign with in-ground lighting to highlight businesses
- ◆ Front half of building has been completely updated with new HVAC, cosmetic improvements and much more
- ◆ Ready for immediate occupancy – schedule your tour today!



## Free-Standing Building - Clearwater

2424 Sunset Point Rd., Clearwater, FL 33765

**Sale Price: \$425,000**

**Heidi Tuttle-Beisner, CCIM**

Broker/Owner

Cell: (727) 992-1674

Office: (727) 376-4900

[htuttle@cap-realty.com](mailto:htuttle@cap-realty.com)

[www.cap-realty.com](http://www.cap-realty.com)



**COMMERCIAL ASSET PARTNERS**

Sales & Leasing • Investment • Property Management • Site Selection

# PROPERTY SPECIFICATIONS

**Address:** 2424 Sunset Point Rd., Clearwater  
**Building Size:** 1,900 sq. ft.  
**Parcel ID#:** 06-29-16-82710-000-0010  
**County:** Pinellas County  
**Zoning:** P-1 Professional Office Building  
**Utilities:** City of Clearwater / Duke Energy  
**Suitable Uses:** Office/Medical



## Demographics - 5 miles



**Population Estimate:** 228,558



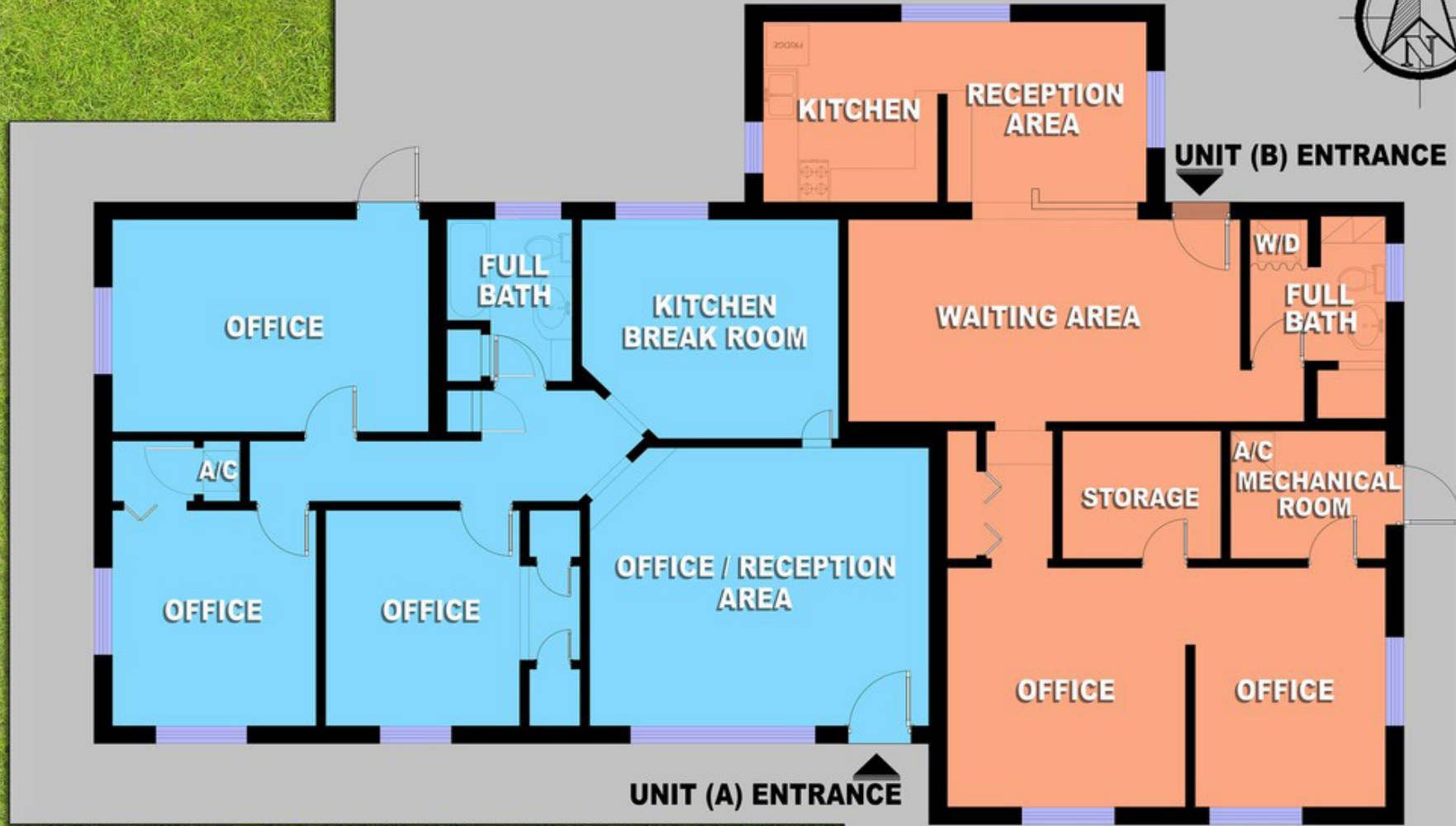
**Median Age:** 48.4



**Average HH Income:** \$78,278



# Floor Plan - 1,900 sf



This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all information.



# LOCATION SUMMARY

This office is located on Sunset Point Road, that runs from McMullen Booth Rd all the way to the Gulf of Mexico. This provides tremendous east/west access in the heart of Pinellas County, which is the seventh-most populous county in the State as well as the most densely populated county in Florida. It is located less than half a mile to US 19, which is the major north/west corridor. The property is perfectly situated for a small business with easy access to major roads, businesses and so much more!

## LOCATION MAP

