

**FOR SALE**

**611 DRUID RD E, UNIT 303, CLEARWATER, FL 33756**  
**MEDICAL OFFICE CONDO FOR SALE AT \$ 199,000**

**Smith &**  
Associates **Commercial**



An amazing opportunity to purchase an office condo in the desirable downtown Clearwater area

This excellent location is blocks away from Morton Plant Hospital, the courthouse and a short drive to Clearwater beach

Druhills Professional Center is a well maintained 62 unit complex established in 1983 with many long term businesses and plenty of parking

Unit 303 is a 950 square foot medical office condo currently laid out with a large office, reception, two exam rooms, two bathrooms and washer/dryer hookups

The condo fees are \$524 a month which include water/sewer, garbage, exterior maintenance & landscaping

The Seller also owns unit 302, an adjacent 960 square foot office unit which is also for sale at \$199,000. These units are currently connected and can be purchased separately or together

Showings will be by appointment only with 24 hours notice

**SHOWN BY APPOINTMENT; ONLY DO NOT DISTURB EMPLOYEES**

*Smith & Associates Real Estate, does not guarantee any representations. Important facts should be confirmed by buyer.*

**CALHOON COMMERCIAL GROUP - PAT CALHOON & CHRIS CALHOON**  
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PAT CALHOON - 727.542.0998 - pcalhoon@smithandassociates.com CHRIS CALHOON - 727.542.9933 - ccalhoon@smithandassociates.com



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