

# St. Francis Medical Institute

804 N Belcher Rd. Clearwater, FL 33765



💰 Purchase Price: **\$1,650,000**

💰 Lease Rate: **\$25 PSF**

📏 Unit Size: **6,185 SF**

✅ Available: **Now**

**Jeff Clapacs**

Vice President

(813) 833-0788 📞

jeff@cprteam.com ✉️

**Kevin Yeager**

VP Commercial Service

(727) 214-4590 📞

kevin@cprteam.com ✉️



# Prime Features

**P** 25 Surface Parking Spaces

 Concrete Building (1986)

 Two Stories w/ADA Lift

 Excellent Visibility & Signage



**This 6,185 SF standalone professional office building offers an exceptional opportunity for investors, medical users, or owner-occupants in a highly visible Clearwater location.** Constructed of solid concrete in 1986, the two-story building provides flexible layouts suitable for medical and professional office users, with the ability to accommodate 2–4 tenants or a single owner-occupant.

**The property currently features 1,500 SF of turnkey medical office space available immediately,** ideal for practitioners seeking a move-in ready suite. **An additional 3,000 SF upstairs will become available May 1st,** providing expansion potential or additional leasing income.

**Located on Belcher Road with approximately 30,000 vehicles per day,** the property benefits from excellent visibility and signage opportunities. The building is equipped with an ADA lift and offers 25 surface parking spaces (4.6 per 1,000 SF), providing convenient access for patients, clients, and staff.

With existing tenancy in place and additional suites becoming available, 804 N Belcher Rd presents a rare combination of income potential, owner-user flexibility, and strong frontage in one of Clearwater's established office corridors.

# Highlights



**Medical & Professional Offices**



**6,185 SF Standalone Office building For Sale**



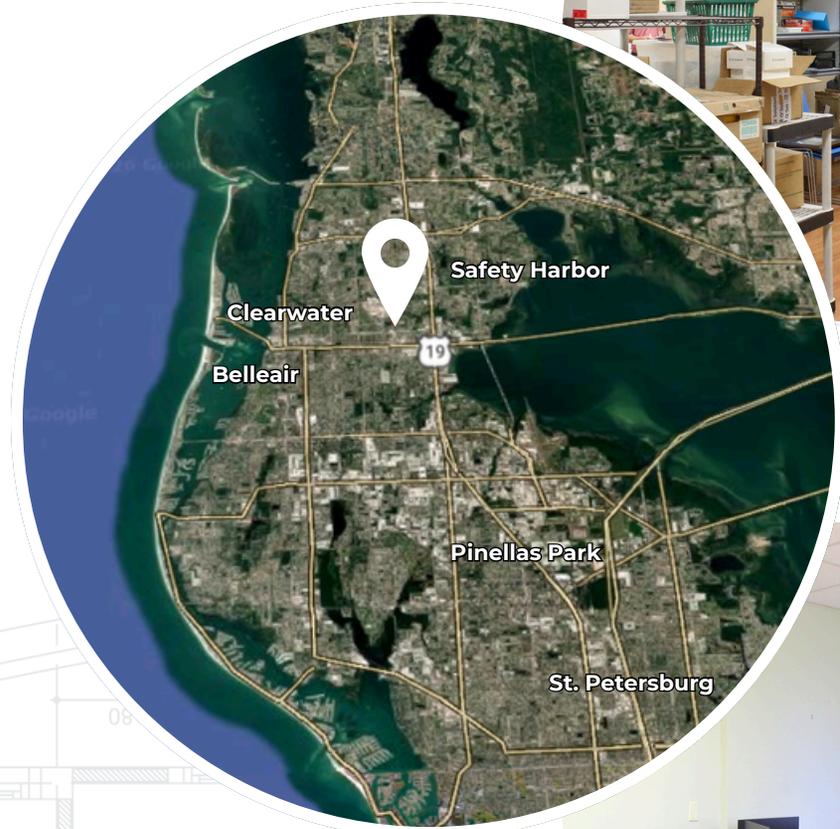
**Flexibility for 2 to 4 Tenants or Owner-Occupied**



**Available For Lease Now: 1,500 SF  
Available For Lease May 1<sup>st</sup>: 3,000 SF Upstairs**



**ADT = 30,000 Vehicles on Belcher and Coachman**



*Information herein is not warranted and subject to change without notice.  
We assume no liabilities for errors and omissions.*

# Listing Team



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*Vice President*

☎ (813) 833-0788

✉ jeff@cprteam.com



**Kevin Yeager**

*VP Commercial Services*

☎ (727) 214-4590

✉ kevin@cprteam.com

☎ 727-822-4715

🌐 [www.cprteam.com](http://www.cprteam.com)

🔗 [CommercialPartnersRealty](https://www.commercialpartnersrealty.com)