



## 616 E St, Clearwater, FL 33756

Office / Medical Building for Sale

**MAVREALTY**  
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**Kelly Shannon**

Mav Realty

1300 Fort Harrison Ave, Suite 200, Clearwater, FL 33755

[Kelly@mavrealty.com](mailto:Kelly@mavrealty.com)

(941) 223-4982



## 616 E St, Clearwater, FL

\$2,100,000

Exceptional opportunity for an Owner Occupant! Totaling 11,713sqft this property is divided into three separate office spaces A, B, & C. Unit A is 4,500sqft and just resigned a long term lease Ending May 31, 2028. Provides new owner with immediate income! The property is already cash flowing and still has 62% of leasable space available. Suite's B and C are vacant and were built out in 2001 for a pulmonary group and sleep lab, totaling 7,213 SQFT. (Available space could be combined or offered for lease individually). Solid concrete/block building can easily be reconfigured to suit the new owner's needs. The building is sprinklered and had a new roof installed in 2013. The interior and exterior were both freshly painted in 2020 and the parking lot was also recently resealed.

- Exceptional Owner Occupant opportunity with 7,213sqft available
- Long term tenant in place & currently cash flowing
- Excellent location in Belleair and close to Morton Plant Hospital



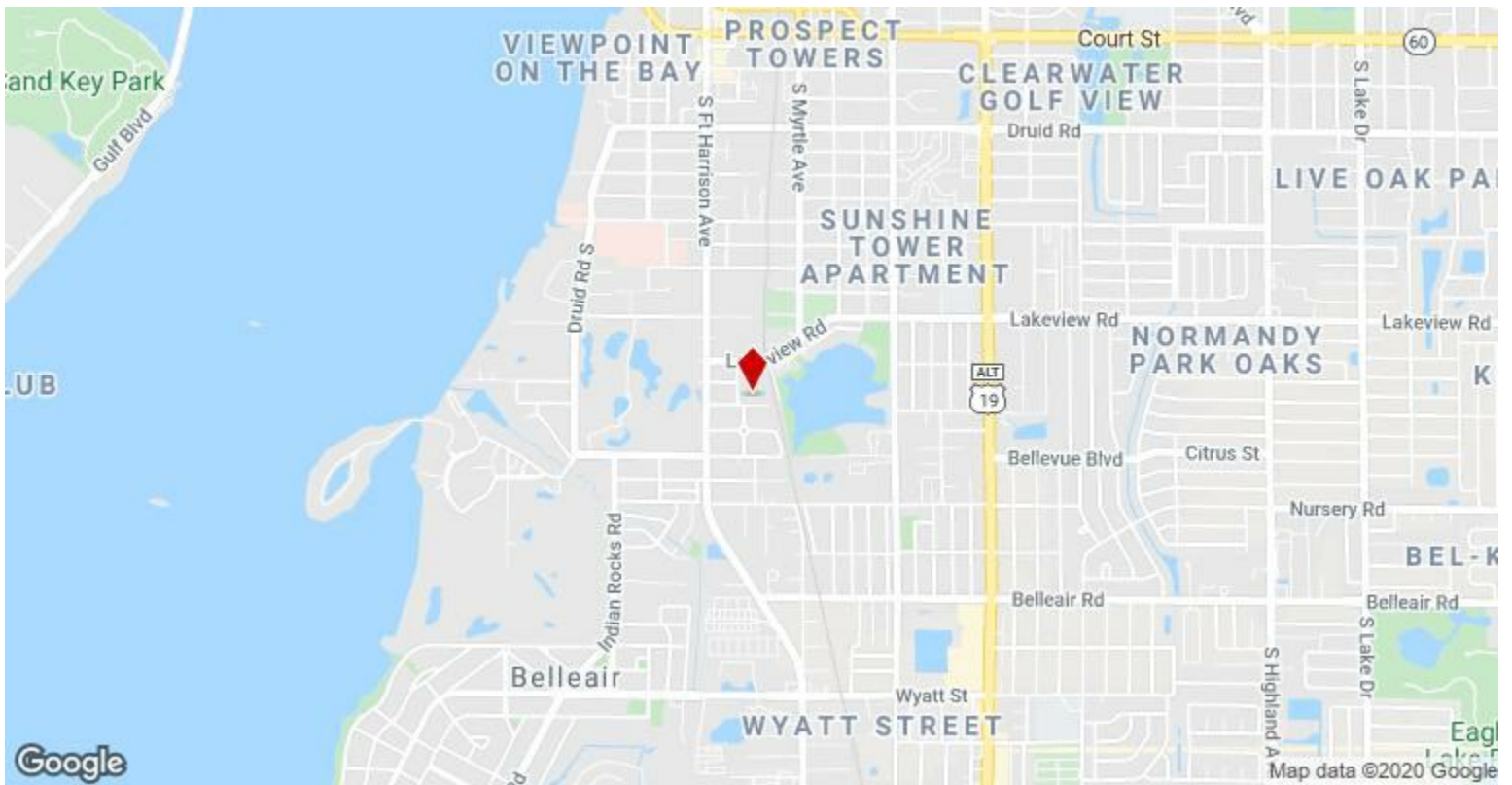
Price:	\$2,100,000
Property Type:	Office
Property Subtype:	Medical
Building Class:	B
Sale Type:	Investment or Owner User
Lot Size:	0.74 AC
Total Building Area:	14,242 SF
Rentable Building Area:	11,713 SF
Sale Conditions:	1031 Exchange
No. Stories:	1
Year Built:	1984
Tenancy:	Multiple
Parking Ratio:	4.95/1,000 SF
Zoning Description:	IRT - Industrial/Research
APN / Parcel ID:	21-29-15-06462-009-0090

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## Major Tenant Information

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Tenant	SF Occupied	Lease Expired
West Coast Endoscopy,LLC	4,500	May 31, 2028



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