



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

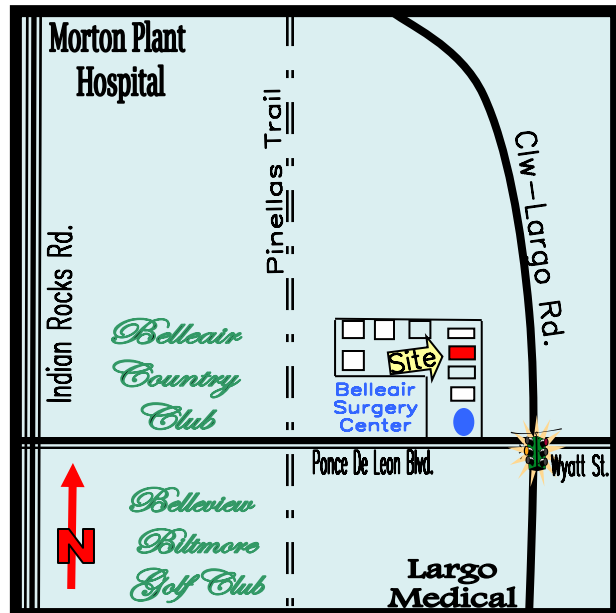
SI-1397

FREE STANDING OFFICE FOR SALE



1180 PONCE DE LEON BLVD. #601
CLEARWATER, FL 33756

- 2,850 SF BUILDING
- HIGH END FINISHES
- CLOSE TO BELLEAIR & THE BEACHES
- EASY ACCESS TO CLEARWATER & LARGO
- **SALE PRICE: \$499,000**



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



ADDRESS: 1180 Ponce De Leon Blvd. #601
Clearwater, FL 33756

LOCATION: West of Clearwater – Largo Rd., east
on Ponce De Leon, entering Belleair.

LAND AREA: 64,583 SF - Total Project

ZONING: N/A - Largo

LAND USE: Professional Office

IMPROVEMENTS: 2,850 SF Concrete Block

FLOOD ZONE: X- Non Flood

YEAR BUILT: 2009

LEGAL DESCRIPTION: Offices at Ponce De Leon
Lot 6

PARKING: 5/1000

PARCEL ID #: 28/29/15-63744/000/0060

PRESENT USE: Office

UTILITIES: Electric – Duke Energy

Water & Sewer – City of Largo

PRICE: \$499,000

TAXES: \$5,774.27 (2018)

TERMS: Cash

NOTES: Space includes several offices, conference room, reception area & full kitchenette. Impressive reception area with granite counters, wood blinds, recess lighting. High end finishes throughout to include crown molding, trim, solid core doors, high ceilings & upgraded flooring. 1,425 SF available March 1st. Ideal for Owner/User who wants additional income from existing tenant with 2 years left on the lease. The entire 2,850 space may also be available, for an owner who needs the entire building.

KEY HOOK #: None

ASSOCIATE: Monique Peteronje

K&H SIGNAGE: 3 x 4

LISTING CODE: SI-1397-3-05

SHOWING INFORMATION: Must contact listing associate to set appointment.

