



**KLEIN & HEUCHAN, INC**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI-1351

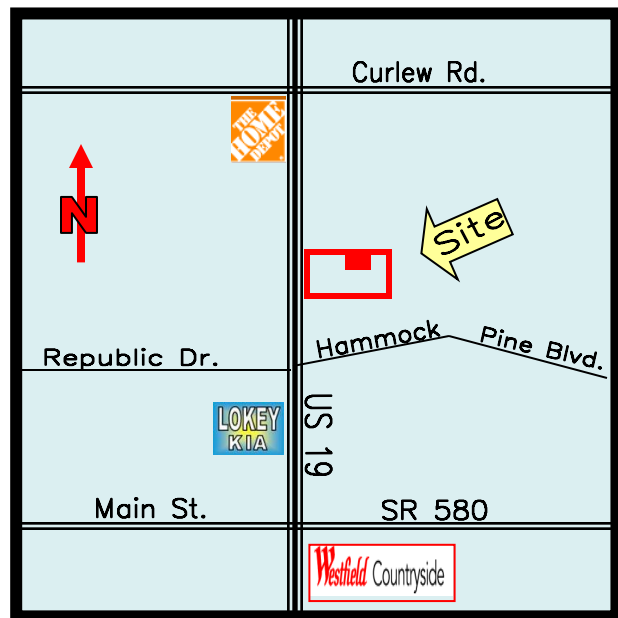
# INVESTMENT OPPORTUNITY

## FOR SALE



**CLEARWATER CROSSINGS**  
**28469 US HWY. 19 N., BUILDING #5**  
**CLEARWATER, FL 33761**

- 4,591 SF
- COUNTRYSIDE LOCATION
- INVESTMENT OPPORTUNITY
- NATIONAL TENANT
- NOI: \$ 43,025
- 5/1000 PARKING
- **SALE PRICE: \$599,000**



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

[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 28469 US Hwy 19 N., Bldg. #5  
Clearwater, FL 33761

**LOCATION:** East side of US Hwy 19 just north of  
Republic Dr.

**LAND AREA:** 2.96 acres MOL  
**DIMENSIONS:** Irregular

**ZONING:** CP1-Pinellas County  
**LAND USE:** ROR – Pinellas County  
**FLOOD ZONE:** "X" no flood insurance required

**IMPROVEMENTS:** 4,591 SF

**LEGAL DESCRIPTION:** Lengthy, in listing file  
**YEAR BUILT:** 1989

**PARKING:** 5/1000

**UTILITIES:** Water – Pinellas County,  
Sewer – City of Clearwater, Electric – Duke Energy  
Trash – Independent

**PRESENT USE:** Professional Office

**TAXES:** \$4,782.56 (2016)

**SALE RATE:** \$599,000

**PARCEL ID #:** 19-28-16-19683-005-5000  
**TRAFFIC COUNT:** 82,000 VPD

**TERMS:** Cash

**NOTES:** This property is leased by ResCare, a national credit tenant, providing Home Health Care, serving Pinellas County. ResCare is the nation's largest provider of services to people with disabilities; the largest one-stop workforce contractor and the largest privately-owned home care company. Most recent improvements include exterior paint, roof and resurfaced parking lot. Floor plans available upon request.

**KEY HOOK #:** None

**ASSOCIATE:** Monique Petronje

**SIGNAGE:** None

**LISTING CODE:** SI-1351-3-05

**SHOWING INFORMATION:** Call listing associate to set appointment.

### BROKER'S PROJECTION

Rental Income:		\$72,000
Operating Expenses (Est.)		
Real Estate Taxes	\$ 4,782	
Insurance	\$ 1,400	
Association Fees	<u>\$22,793</u>	
(Includes, Insurance, Common Electric, Water, Trash, Landscaping, Signage, Pest, Control, Reserve Expenses & Repairs)		
Estimated Total	\$28,975	
NOI		\$43,025