



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

SI-1351

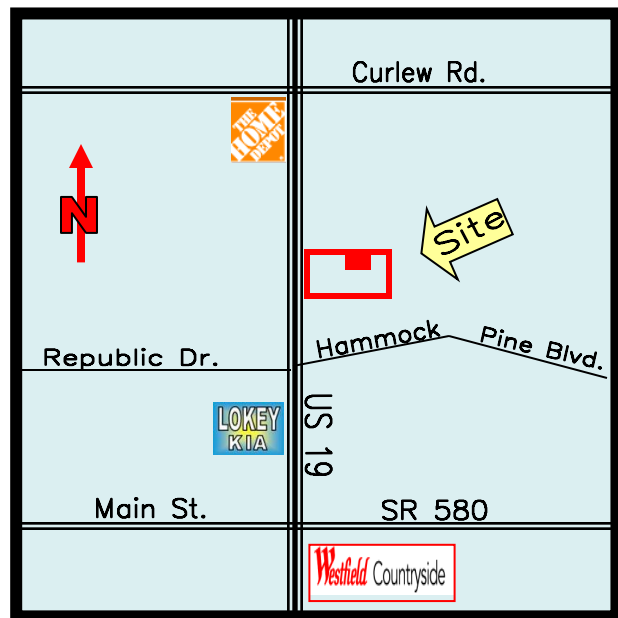
INVESTMENT OPPORTUNITY

FOR SALE



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

- 4,591 SF
- COUNTRYSIDE LOCATION
- INVESTMENT OPPORTUNITY
- NATIONAL TENANT
- NOI: \$ 52,849
- 5/1000 PARKING
- **SALE PRICE: \$649,000**



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

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

SALE RATE: \$649,000

TAXES: \$6,362.45 (2018)

TERMS: Cash

PARCEL ID #: 19-28-16-19683-005-5000

TRAFFIC COUNT: 82,000 VPD

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:	\$75,250.68
Property Tax Overage	\$ 626.04
Management Fee	<u>\$ 1,500.00</u>
Total Income	\$77,376.72

Operating Expenses (Est.)	
Real Estate Taxes	\$ 6,362.45
Insurance	\$ 1,274.47
Association Fees	<u>\$16,890.00</u>
(Includes, Insurance, Common Electric, Water, Trash, Landscaping, Signage, Pest, Control, Reserve Expenses & Repairs)	
Total Expenses	\$24,526.92

NOI	\$52,849.80
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Cap Rate:	8.1%
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