

## Office/Medical Space-Coming Soon

616 E Street, Clearwater, FL 33756

**\$2,100,000**



Presented by

**Kelly Shannon | Realtor**

Florida Real Estate License: 3349300

DIRECT **941.223.4982**

EMAIL **kelly@mavrealty.com**

**MAVREALTY**, Commercial Broker

Commercial and Investments Group

DIRECT **941.223.4982** | OFFICE **727.314.3942** | **info@mavrealty.com**

MAVREALTY.COM

# Legal Disclaimer

These marketing materials are provided solely for your limited use in determining whether to further evaluate the possible purchase of the property. By accepting the marketing materials, you hereby agree as follows:

The marketing materials may contain selected information pertaining to the property. They do not purport to be a representation of the property, to be all-inclusive or to contain all or part of the information which prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the owner or MavRealty, LLC. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. Any reference to acreage, square footage, and other measurements are approximations and should be verified. Additional information and an opportunity to inspect the property will be made available to all interested and qualified prospective purchasers.

Neither the owner nor MavRealty, LLC, nor any of their respective directors, officers, affiliates or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of these marketing materials or any of their contents. You are to rely solely on your own investigations and inspections of the property in evaluating a possible purchase of the real property. You are under no legal obligation of any kind whatsoever with respect to the purchase of the property by virtue of these marketing materials, or any discussions concerning the purchase, unless and until a binding written agreement is executed and delivered to all parties thereto. The marketing materials may contain certain documents, including leases and other materials, which are described in summary form. These summaries do not purport to be complete or contain accurate descriptions of the full agreements referenced.

You will keep all marketing materials strictly confidential and will hold and treat them in the strictest confidence. You will not disclose these marketing materials to any other person or entity without the prior written consent of MavRealty, LLC. You will not use these marketing materials in any manner detrimental to the interest of the owner of MavRealty, LLC.

**MAVREALTY**, Commercial Broker

Commercial and Investments Group

DIRECT 941.223.4982 | OFFICE 727.314.3942 | [info@mavrealty.com](mailto:info@mavrealty.com)

[MAVREALTY.COM](http://MAVREALTY.COM)

## Property Details



Property Address:	616 E Street, Clearwater, FL 33756
Parcel ID:	21-29-15-06462-009-0090
Property Type:	Office / Medical / Professional
Year Built:	1984
Number of Units:	3
Number of Stories:	1
Heated Area Sqft:	11,713
Total Area Sqft:	14,242
Lot Size:	0.7368 Acre
Construction:	Concrete Block / Stucco
Foundation:	Slab
HVAC:	Central Heat and Cooling
Roof:	Shingle / Replaced 2013
Sewer:	Public
Parking:	52 Surface Spaces, 6 Covered
Zoning:	IRT

**MAVREALTY**, Commercial Broker

Commercial and Investments Group

DIRECT **941.223.4982** | OFFICE **727.314.3942** | [info@mavrealty.com](mailto:info@mavrealty.com)

[MAVREALTY.COM](http://MAVREALTY.COM)

## Office Summary



### Property Overview

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). The sleep center has 4 bedrooms, 2 private bathrooms, 1 w/shower and an open work area. The pulmonary area has a large open waiting area with 25 seats, a large receptionist / clerical area for a staff of 5 or 6, 3 labs, 9 exam rooms, 2 x-ray rooms, 2 bathrooms for patients, 3-4 admin offices, a large staff kitchen / break room and 3 very large doctors' offices with a private bathroom for each. \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.

Solid concrete/block building can easily be reconfigured to suit the new owner's needs. Ideal space for medical, professional, office, research & technology, veterinary, wholesale, distribution, corporate office and more.

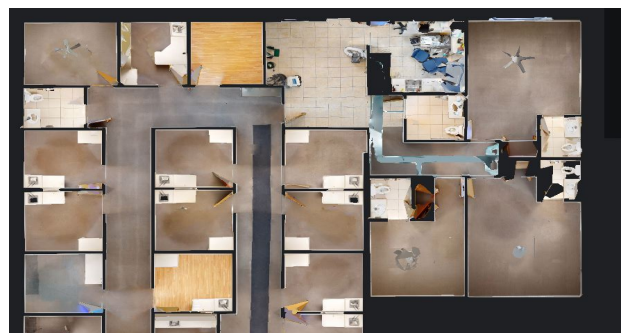
**MAVREALTY**, Commercial Broker

Commercial and Investments Group

DIRECT 941.223.4982 | OFFICE 727.314.3942 | [info@mavrealty.com](mailto:info@mavrealty.com)

[MAVREALTY.COM](http://MAVREALTY.COM)

## Property Overview



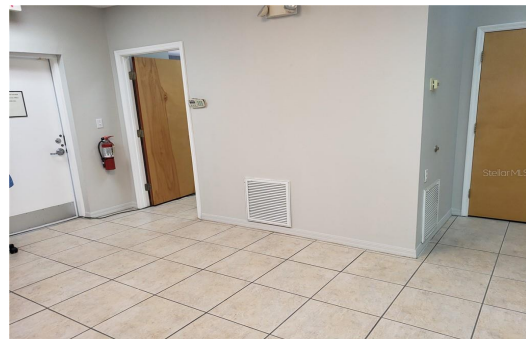
**MAVREALTY**, Commercial Broker

Commercial and Investments Group

DIRECT **941.223.4982** | OFFICE **727.314.3942** | [info@mavrealty.com](mailto:info@mavrealty.com)

[MAVREALTY.COM](http://MAVREALTY.COM)

## Interior Photographs



**MAVREALTY**, Commercial Broker

Commercial and Investments Group

DIRECT 941.223.4982 | OFFICE 727.314.3942 | [info@mavrealty.com](mailto:info@mavrealty.com)

[MAVREALTY.COM](http://MAVREALTY.COM)

## Financials

Unit	Monthly Rent	Lease Dates	Terms	Square Feet
A	\$7,689.19	Lease ends 5/31/2028	MG	4,500sqft
B	\$5,146.25	Vacant	\$15.00/NNN	4,117sqft
C	\$3,870.00	Vacant	\$15.00/NNN	3,096sqft

## Expenses

2019 Taxes: \$15,954.49

Insurance: \$606.00/mo

**MAVREALTY**, Commercial Broker

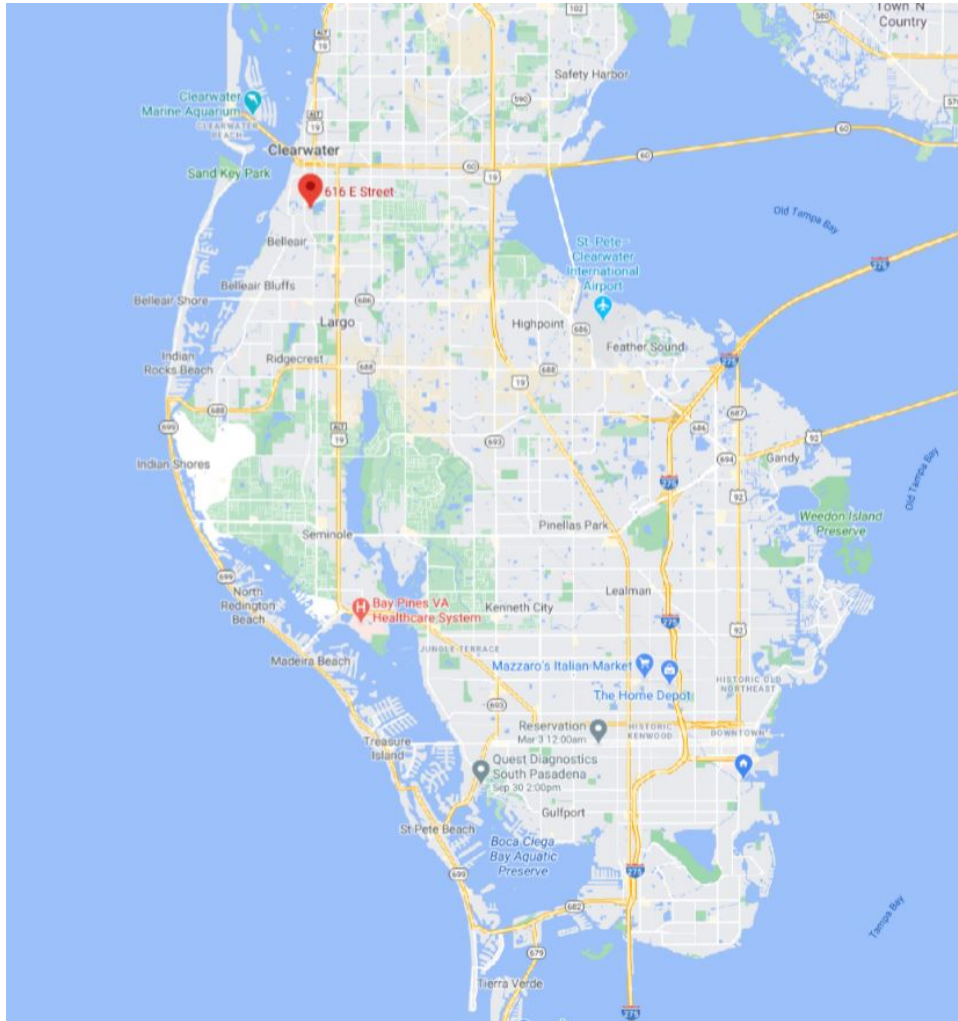
Commercial and Investments Group

DIRECT **941.223.4982** | OFFICE **727.314.3942** | [info@mavrealty.com](mailto:info@mavrealty.com)

[MAVREALTY.COM](http://MAVREALTY.COM)

## Location Details

Bellaire Subdivision. Located South of Morton Plant Hospital, 1 block East of Ft. Harrison Ave and 2 Blocks South of Myrtle Ave.



**MAVREALTY**, Commercial Broker

Commercial and Investments Group

DIRECT 941.223.4982 | OFFICE 727.314.3942 | [info@mavrealty.com](mailto:info@mavrealty.com)

[MAVREALTY.COM](http://MAVREALTY.COM)