



KLEIN & HEUCHAN, INC.
REALTORS
Commercial/Investment/Real Estate Services

SI-1662

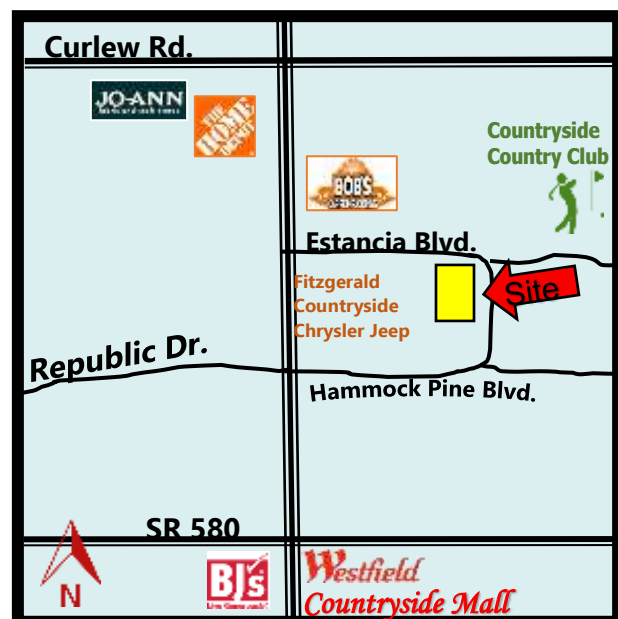
FREESTANDING PROFESSIONAL OFFICE

FOR SALE



2431 ESTANCIA BLVD.
BUILDING B
CLEARWATER, FL 33761

- CENTRAL LOCATION
- LOTS OF NATURAL LIGHT
- VACANT – IMMEDIATELY AVAILABLE
- GENEROUS PARKING
- QUIET PROFESSIONAL PARK
- **PRICE: \$495,000**



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

www.kleinandheuchan.com



REVISED: 5-16-24

PROPERTY OVERVIEW

SI-1662

ADDRESS: 2431 Estancia Blvd. Bldg. B
Clearwater, FL 33761

LAND AREA: Condo
DIMENSIONS: Irregular

IMPROVEMENTS: 2,430 SF

YEAR BUILT: 1984

PARKING: 15 spaces

PRESENT USE: Office

TERMS: Cash at Closing

PRICE: \$495,000

LOCATION: Just East off of US Hwy 19 behind Bob's Carpet Mart, just North of Republic Dr. / Hammock Pine Blvd. intersection.

ZONING: CP (Commercial Parkway) Pinellas County
LAND USE: ROR (Residential Office Retail)
FLOOD ZONE: X (No Flood Insurance Required)

LEGAL DESCRIPTION: Lengthy (in listing folder)

UTILITIES: Electric (Duke Energy) / Water (Pinellas County)
Sewer (City of Dunedin) / Trash (Condo Association)

TAXES: \$4,859.49 (2023)

PARCEL ID: 19-28-16-26151-000-0020

TRAFFIC COUNT: 91,000 VPD (US Hwy 19)

NOTES: These well-built office condos are tucked away under ancient live oaks so peacefully you would think you were in North Carolina and far from any highway. However, you are only one block from US Hwy 19 and Countryside Mall is one light away. Building B is nestled right in the middle of the 5 buildings, giving it the quietest spot with convenient parking surrounding it and two entrances. Inside is a central open area for collaborative space, or large conference room with a kitchenette hidden off to the side, and six private offices surrounding that area. Offices have ceiling to floor windows bringing in dappled light. There are internal windows and some glass doors to open things up as well. A seventh large private office is around the corner with a private bathroom. Three bathrooms in the building. Well established landscaping is maintained by the association for low maintenance. Condo fees are currently \$740.00 and cover taxes and insurance on all common areas, lighting, paving, lawn and tree maintenance, structural exterior, windows, roofs and structural posts, all the exterior wood and signage on the buildings. A great place to get lots of work done in a peaceful, professional setting.

KEY HOOK #: 44

K&H SIGNAGE: 3X4

SHOWING INFORMATION: Call listing agent for showing.

ASSOCIATE: Marilyn Stuelke

LISTING CODE: SI-1662-3-23

