

CLEARWATER OFFICE BUILDING

For Sale \$324,900

1943 Drew Street



Excellent opportunity to purchase a well located office building with a corner location on Drew St. just west of Hercules Rd.

Block construction built in 1969, with 2,348 usable square feet on a lot size of 70 x 150

Currently vacant and ideal for an investor or an owner user; zoning is "C" for commercial, offering many uses such as medical, office, retail, etc.

Ample parking with 11 spaces, and a nice lot gives the building a very desirable and professional appearance

Each interior unit has a reception area, multiple offices and their own bathrooms, one of which is ADA compliant

Great visibility and a nice pole sign; easy access to US 19, Belcher Rd., and all major Clearwater arterial roads

Originally an ophthalmologist office, it has recently been leased as two units, and can either continue to be so, or easily converted back to one large space

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