THE MAHONEY GROUP INC.
COMMERCIAL REAL ESTATE SERVICES

FOR SALE - CENTRAL CLEARWATER – COMMERCIAL PARCEL

Property Address:	1505-1507 S. MISSOURI AVENUE, CLEARWATER, FLORIDA 33756
Property Location:	On East side of South Missouri Avenue (US Alt. Highway 19) just South of Woodlawn Street and North of Howard Street. Alt. 19 is a major North/South connector. Property is located within Commercial sector with immediate vicinity of Indian Rocks Road and the Belleair Community.
Property Type:	Vacant land
Details:	Two (2) contiguous lots totaling .38 acre of land. 134 Linear feet frontage on S. Missouri Avenue by approx. 123 LF. Some concrete entrance driveway remains from the prior development.
Land Use/Zoning:	C-2 Commercial – unincorporated Pinellas County, Florida / Land Use: Commercial General Allowed broad range of commercial uses from Retail/Office/Auto sales/Kennel-Animal clinic, etc.
Utilities:	Water and Sewer by City of Clearwater Electric: Duke Energy
Property Folio:	22-29-15-78480 Parcels 004-0020 and 004-0030
Ad Valorem taxes:	3,123.16 / Year 2024 – Subject to increase after sale and development.
Sale/Purchase Price:	$499,000.00 ($30.15/SF), cash to Seller.
Comments:	Ideal site for a small commercial development / office or retail with high traffic visibility and easy access.
Contact:	Maria Mahoney, Florida Licensed Real Estate Broker: 863 619-6740

Disclaimer – Information contained herein is from sources deemed reliable but not verified and no warranty is made as to the accuracy thereof. This offering is made subject to errors, omissions, change of price or other conditions, prior sale or lease or withdrawal without notice. Prospective buyers or tenants are encouraged to verify, independently, all pertinent data.
The Mahoney Group, Inc. 3825 S. Florida Avenue, Suite 5, Lakeland, FL 33813 is the agent of and represents the Owner/Seller of the property.