

1400 S. MISSOURI AVENUE, CLEARWATER



Ideal opportunity for investor or owner on a 6 lane high traffic Mid County Clearwater Corridor corner lot at Missouri Avenue & Kingsley Street, with a traffic count of 30,000 daily

Commercial zoning in the City Limits of Clearwater; perfect for office or retail and currently occupied by three tenants; income/expense information is attached

1,900 square foot building with block construction, built in 1965; lot size is 7,242 square feet with 102 foot frontage, 12 parking spaces, and excellent visibility

STRICTLY CONFIDENTIAL; SHOWN BY APPOINTMENT ONLY



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1400 S. MISSOURI AVE RENT ROLL

<i>UNIT</i>	<i>TENANT</i>	<i>RENT</i>	<i>SECURITY DEPOSIT</i>	<i>EXPIRATION DATE</i>	<i>SQUARE FEET</i>
1400	PLATINUM CUTS	\$ 578	\$ 500	MO-TO-MO	693
1402	BEAUTY SUPPLY	\$ 493	\$ 1,000	05/31/21	493
1404	HAIR BOUTIQUE	\$ 493	\$ 1,000	04/30/21	493

PROJECTED INCOME/EXPENSE INFORMATION

INCOME	18,768
REAL ESTATE TAXES	2,781
INSURANCE	1,370
REPAIRS & MAINTENANCE (4%)	545
TOTAL EXPENSES	4,696
PROJECTED CASH FLOW	14,072

The above proforma reflects an owner managed scenario using the current rent roll and expenses – all leases are modified gross leases, with tenants paying all utilities

The Platinum Cut Tenant has been in this location for many years on a month to month basis