

# LARGO RETAIL / OFFICE BUILDING

FOR SALE - \$549,000

FOR LEASE - \$15 P/SF NNN

**Smith &**  
Associates Commercial

## 1471 CLEARWATER-LARGO RD, LARGO, FL 33770



Excellent opportunity to purchase or lease a free-standing building in the rapidly rejuvenating Clearwater-Largo Road corridor in Pinellas County, Florida

The convenient location is minutes away from downtown Largo, downtown Clearwater, Belleair Rec Center, Largo Central Park, Largo Medical Center, & Morton Plant Hospital

A couple of blocks away on Clearwater-Largo Road are newer developments that boast over 300 apartment units

Clearwater-Largo Road is a heavily traveled road with more than 16,000 cars a day and is a major North South artery through Pinellas County

Located near the heart of Largo, this 1973 block building boasts 3,825 square feet with 13 parking spaces and a garage door in the back for deliveries

The interior of the building has been completely gutted and ready for a tenant to implement their own design

Zoning is CLR-CRD ( Clearwater Largo Road Community Redevelopment District)

Showings by appointment only; Call to set up a tour

**CHRIS CALHOON**

**CALHOON COMMERCIAL GROUP**

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