



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

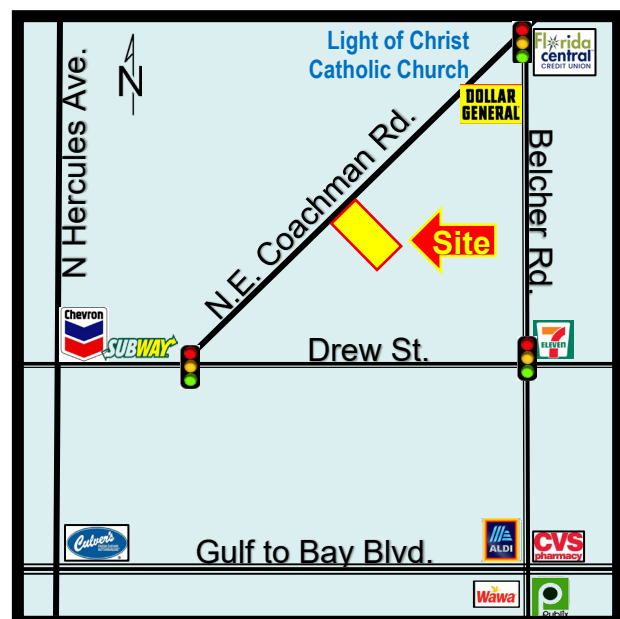
SI-1633

OFFICE BUILDING FOR SALE



**2139 N.E. COACHMAN RD.
CLEARWATER, FL 33765**

- 5,930 SF
- WELL-MAINTAINED 2-STORY OFFICE
- BUILT 1985
- 4 SEPARATE SUITES
- CONCRETE BLOCK
- EXCELLENT LOCATION
- **PRICE: \$795,000**



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

www.kleinandheuchan.com



REVISED: 1/9/26

PROPERTY OVERVIEW

SI-1633

ADDRESS: 2139 N.E. Coachman Rd.
Clearwater, FL 33765

LOCATION: South East side of N.E. Coachman Rd.
between Belcher Rd. and Drew St.

LAND AREA: 17,500 SF
DIMENSIONS: 100' x 175'

ZONING: O – Office (City of Clearwater)
LAND USE: ROG – Residential Office General
FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 5,930 SF
(5,334 SF heated & air-conditioned/ leaseable)

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1985
PARKING: 18 spaces

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash- City of Clearwater

PRESENT USE: Office Building

TAXES: \$13,000 (2025) Estimate
PARCEL ID: 12-29-15-59814-000-0031

MORTGAGE HOLDER: Free & Clear

TERMS: Cash at Closing

PRICE: \$795,000

NOTES: Beautiful constructed building built to accommodate four individual offices with individual meters for electric and water. Currently owned by an institutional user. A new owner can use all of it or part of it. 1st floor is currently leased to Non-Profit thru May of 2027. Owner currently occupies the 2nd floor.

KEY HOOK #: 23
K&H SIGNAGE: 3 x 4

ASSOCIATE: Joe Santolucito
LISTING CODE: SI-1633-3-32

SHOWING INFORMATION: Call listing agent for showing. Property is occupied.

