

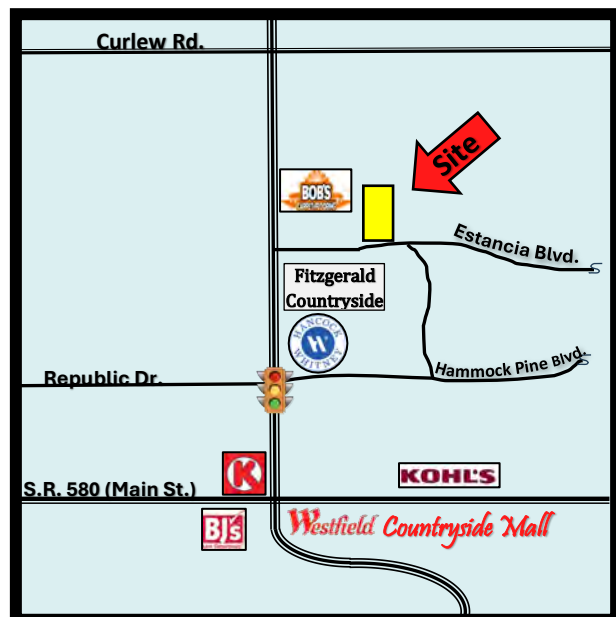


15 SUITE OFFICE PARK INVESTMENT **FOR SALE**



OAK CREEK OFFICES
 2430 ESTANCIA BLVD.
 CLEARWATER, FL 33761

- COUNTRYSIDE LOCATION
- 15 INDIVIDUAL OFFICE SUITES
- PARKING IN FRONT OF EACH OFFICE
- EASY ACCESS FROM ALL DIRECTIONS
- HISTORICALLY HIGH OCCUPANCY
- PRICE: \$3,400,000



REVISED: 6-8-26

PROPERTY OVERVIEW

SI-1700

ADDRESS: 2430 Estancia Blvd.
Clearwater, FL 33761

LOCATION: .7 mile north of S.R. 580 / Main St., on east side of US Hwy 19 between Fitzgerald Jeep & Bob's Carpet

LAND AREA: 2.18 acres
DIMENSIONS: Irregular

ZONING: CP-1 (Pinellas County)
LAND USE: ROR
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: 4 buildings total
(19,180 SF useable)
YEAR BUILT: 1986

LEGAL DESCRIPTION: Lengthy (in listing folder)

PARKING: 5/1,000 SF (95 spaces)

UTILITIES: Electric (Duke Energy), Trash (Republic Waste)
Water & Sewer (Pinellas County Utilities)

PRESENT USE: Office

TAXES: \$35,592.80 (2025)
PARCEL ID: 19-28-16-00000-430-0210

MORTGAGE HOLDER: Centennial Bank
TERMS: Cash at Closing

TRAFFIC COUNT: 77,000 VPD (US Hwy 19)

PRICE: \$3,400,000

NOTES: Oak Creek Offices is a 15-suite office complex comprising 19,180 (MOL) square feet of leasable space sitting on approximately 2.18 acres of land. Located just off US Highway 19 approximately one-half mile north of Countryside Mall in the Countryside Market of Clearwater, the offices enjoy very quiet peaceful surroundings. Built in 1986 with numerous upgrades, the property has enjoyed historically high occupancy, previous three years was 97%. The current roof was replaced in January 2023. The offices range from 721 square feet to 2,228 square feet. Most of the offices are smaller than those being offered in the market and appeal to many users. The office campus has numerous huge oak trees and abundant greenery. Abundant parking, 95 spaces (5/1,000 SF), and are at the front entrance of most of the offices. All ground level offices have multiple windows affording a lot of natural light and scenic views. Email or text today to register and receive a complete property offering package which includes financial information. Contact Tom Duncan, Broker-Associate, text/mobile 727.424.5666, or email tom.duncan@khrfl.com. To view video of Oak Creek click link: <https://tour.realtoursswfl.com/listings/019e7336-29b0-715d-90ea-582f26d98ad8/download-center> or

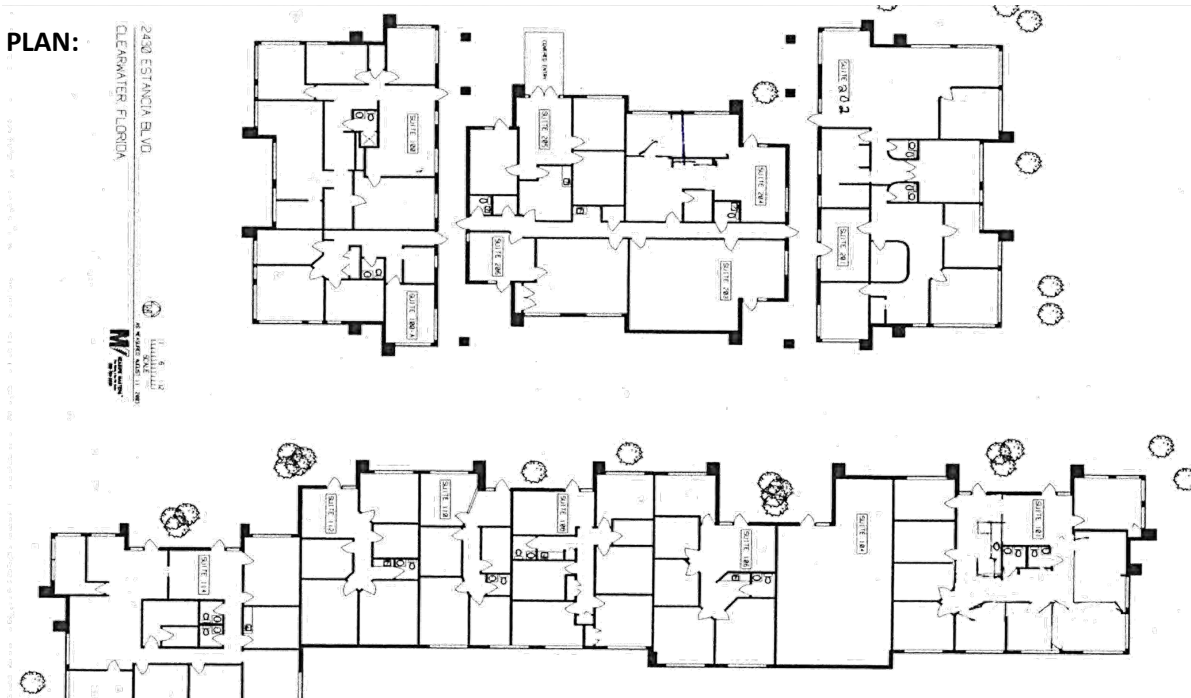
KEY HOOK #: N/A
K&H SIGNAGE: N/A
SHOWING INFORMATION: Contact Tom Duncan Text: (727) 424-5666 or Email: tom.duncan@khrfl.com

ASSOCIATE: Tom Duncan
LISTING CODE: SI-1700-3-21

QR code



FLOOR PLAN:



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