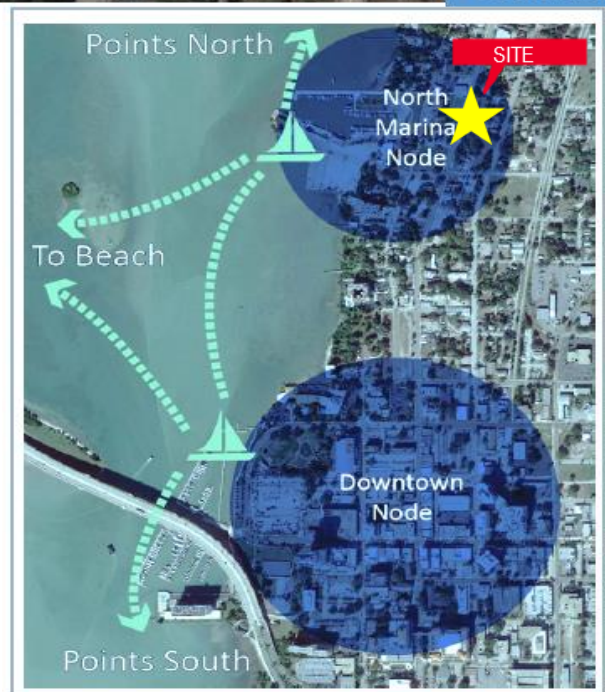

PROPERTY PROFILE:

Located in the heart of the North Marina Redevelopment District, this property is a great corner location for multifamily or a mixed use development. Currently, there are two single family frame homes (2,274 & 1,131 SF) on the site.

- **LOCATION:** 901 N Ft Harrison/ 504 Nicholson St
- **SIZE:** 16,812 SF land (0.39 acres)
- **ZONING:** D - Downtown, City of Clearwater
- **FUTURE LAND USE:** CBD (Central Business District)
- **TRAFFIC COUNT:** Ft. Harrison Average Daily Traffic Count is 10,300
- **UTILITIES:** City of Clearwater – Water, sewer, natural gas and reclaimed water available. Duke Energy – electric.
- **PARCEL ID:** 09-29-15-60102-003-0051, 09-29-15-60102-003-0050
- **DENSITY:** < 2 acres – 25 units/acre, > 2 acres – 50 units/acre
- **FAR (Floor Area Ratio):** 0.5
- **PRICE:** \$599,000



For more information, please contact:

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