

\$1,150,000 - 2641 & 2645 Sunset Point Road, CLEARWATER

MLS® #TB8344190

\$1,150,000

Bedroom, Bathroom, 4,458 sqft
Commercial Sale on 0.45 Acres

HILL TOP SUB, CLEARWATER, FL

Don't miss the chance to own two prime commercial buildings located just off US 19, offering high visibility and ample parking. This property consists of 5,238 sq. ft. in total, with 4,458 sq. ft. of leasable area, situated on 19,948 sq. ft. of land, including a valuable corner parcel. With its fantastic location on a major thoroughfare, this multi-use property offers great investment potential.

The buildings are just 1,000 feet east of Highway 19 and only 5 minutes from Safety Harbor, 13 minutes from downtown Clearwater, and 25 minutes from Tampa International Airport. BayCare Park, home of the Phillies' summer camp, is just 4 minutes away.

The 2641 building features 1,768 sq. ft. of custom-designed office space on the first floor, providing a modern and professional environment for your business. Alibi security system with interior and exterior adds an extra layer of protection for your business. The second floor includes a spacious 988 sq. ft. 2-bedroom, 2-bath apartment, complete with a full kitchen and generous living area, perfect for residential living or additional office space. The apartment is accessible via both interior and exterior stairs and can be fully separated from the office with a lockable door, offering flexible usage options. Additionally, the 2641



building has 780 sq. ft. of insulated attic storage, which can be converted to suit your needs, providing even more potential for expansion. Upgraded 200 amp electric service, impact windows(2020) updated roof (2016) add to the overall appeal of this live/work space. Separate electric meter for the property, ensuring efficiency and ease of management. Building 2645 is currently functioning as a law office with multiple office spaces, boardroom, kitchen, new HVAC (2024) 1.5 baths with over 1,700 sq. ft.

This is a once-in-a-lifetime opportunity to secure a high-quality, income-producing commercial property in one of the most desirable locations on the west coast of Florida. Whether you’re looking for a combination of office and living space or an investment property with multiple income streams, this property has it all.

Built in 1954

Essential Information

MLS® #	TB8344190
Price	\$1,150,000
Sold Price	\$955,000
Sold Date	July 10th, 2025
Square Footage	4,458
Acres	0.45
Year Built	1954
Type	Commercial Sale
Sub-Type	Office
Status	Sold

Community Information

Address	2641 & 2645 Sunset Point Road
Area	Clearwater
Subdivision	HILL TOP SUB
City	CLEARWATER

County	Pinellas
State	FL
Zip Code	33759-1513

Amenities

Parking	6 to 12 Spaces
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Interior

Appliances	Refrigerator
Heating	Central Individual
Cooling	Central Air
# of Stories	1

Exterior

Lot Description	Corner Lot, City Lot, Oversized Lot, Sidewalk
Roof	Shingle
Foundation	Slab

Additional Information

Date Listed	January 31st, 2025
Days on Market	121
Zoning	C2 NH 19

Listing Details

Listing Office	KELLER WILLIAMS ST PETE REALTY
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