

\$299,900 - 1216 Franklin Circle, CLEARWATER

MLS® #TB8407617

\$299,900

4 Bedroom, 2.00 Bathroom, 2,160 sqft

Residential on 0.11 Acres

HIBISCUS GARDENS, CLEARWATER, FL

Fixer-Upper Duplex with Court Approval Required – Prime Clearwater Location
Unlock the potential of this vacant duplex opportunity located at 1216 Franklin Circle in Clearwater. With two separate 2-bedroom, 1-bath units, this property is ideal for investors or buyers ready to roll up their sleeves and bring new life to a solid structure with great upside.

The first-floor unit features durable terrazzo flooring and includes a 1-car attached garage, while the second-floor unit offers a mix of carpet and wood flooring, along with a large outdoor deck above the garage for private outdoor space. There is shared laundry onsite, and both units benefit from a flat rolled roof that appears intact, though updates may be needed. Notably, the upstairs ceiling has unexplained wood panels installed, and the property overall reflects significant deferred maintenance.

This duplex is part of an estate sale (not subject to probate), and final sale must be approved by the court. It has not been used as an income-producing property in recent years, offering a clean slate for redevelopment or rental use. With its central location, block construction, and solid layout, this is a prime opportunity to renovate and reap long-term rewards.

Sold strictly as-is. Cash offers only. Court



approval required for closing.

Built in 1957

Essential Information

MLS® #	TB8407617
Price	\$299,900
Sold Price	\$303,000
Sold Date	September 19th, 2025
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	2,160
Acres	0.11
Year Built	1957
Type	Residential
Sub-Type	1/2 Duplex
Status	Sold

Community Information

Address	1216 Franklin Circle
Area	Clearwater/Belleair
Subdivision	HIBISCUS GARDENS
City	CLEARWATER
County	Pinellas
State	FL
Zip Code	33756

Amenities

# of Garages	1
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Interior

Interior Features	Living Room/Dining Room Combo
Appliances	Range
Heating	Wall Furnace
Cooling	Wall/Window Unit(s)
# of Stories	2

Exterior

Exterior Features	Balcony, Private Mailbox
Lot Description	City Lot
Roof	Membrane
Foundation	Slab

School Information

Elementary	Belleair Elementary-PN
Middle	Oak Grove Middle-PN
High	Clearwater High-PN

Additional Information

Date Listed	July 23rd, 2025
Days on Market	46

Listing Details

Listing Office	KELLER WILLIAMS ST PETE REALTY
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