



**KLEIN & HEUCHAN, INC
REALTORS**

Commercial/Investment/Real Estate Services

SI-1621

DOWNTOWN DUNEDIN FREE STANDING BUILDING FOR SALE



**556 MAIN ST.
DUNEDIN, FL 34698**

- FREE STANDING BUILDING
- HIGH VISIBILITY MAIN ST. LOCATION
- LOCATED IN HEART OF DUNEDIN
- ON SITE PARKING
- SIGNIFICANT REDEVELOPMENT POTENTIAL FOR MIXED USE
- RARE DOWNTOWN DUNEDIN PURCHASE OPPORTUNITY
- GREAT RETAIL PROPERTY
- **SALE PRICE: \$2,500,000**



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



ADDRESS: 556 Main Street
Dunedin, FL 34698

LOCATION: Corner of Main Street & Grant Avenue
and Louden Avenue in Dunedin.

LAND AREA: 0.23 Acres
DIMENSIONS: 116' x 90' (Irregular)

ZONING: DC- Downtown Core, City of Dunedin
LAND USE: AC – Activity Center Dunedin
FLOOD ZONE: X – Non-Flood, No Insurance Required

IMPROVEMENTS: 1,592 SF Building

LEGAL DESCRIPTION: Lengthy, in listing folder.
UTILITIES: Electric - Duke Energy
Water, Sewer & Trash – City of Dunedin

YEAR BUILT: 1948

TAXES: \$3,177 (2021)

PARKING: 11 spaces

PARCEL ID #: 27-28-15-54504-000-0150 & 0170

PRESENT USE: Automotive

PRICE: \$2,500,000

TRAFFIC COUNT: 3,400 v.p.d.
TERMS: Cash to Seller

NOTES: Free standing retail building located in downtown Dunedin on Main Street. Double corner lot with significant redevelopment potential. Located in the heart of Dunedin, good on-site parking. High visibility, unique building provides many potential retail uses.

KEY HOOK #: None

ASSOCIATE: Steve Klein

K&H SIGNAGE: None

LISTING CODE: SI-1621-2.5-27

SHOWING INFORMATION: Call listing associate to set appointment.

