



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1648

FREE STANDING BUILDING DUNEDIN, FLORIDA **FOR SALE**



**1000 BASS BLVD.
DUNEDIN, FL 34698**

- BEAUTIFUL TWO-STORY CONCRETE BLOCK BUILDING WITH ELEVATOR
- PERFECTLY SITUATED AT SIGNALIZED CORNER OF MAIN ST & BASS BLVD.
- 3,333 HEATED SF / 4,691 SF INCLUDING 2 CAR GARAGE
- WALK TO ALL THE QUAIN TOWN OF DUNEDIN HAS TO OFFER
- LIVE UPSTAIRS/WORK DOWNSTAIRS
- 8 PARKING SPACES PLUS 2 GARAGE
- SALE PRICE: \$2,100,000



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



Revised: 10/12/23

PROPERTY OVERVIEW

SI-1648

ADDRESS: 1000 Bass Blvd.
Dunedin, FL 34698

LOCATION: Signalized corner of Main St. &
Bass Blvd.

LAND AREA: 7,427 SF
DIMENSIONS: 100' x 68'

ZONING: DC – Downtown Core, City of Dunedin
LAND USE: AC – activity center

IMPROVEMENTS: 2 story building

FLOOD ZONE: X (No Flood Insurance required)

YEAR BUILT: 2009

LEGAL DESCRIPTION: Lengthy/in listing folder

PARKING: 8 parking spaces + 2 car garage

UTILITIES: Electric - Duke Energy
Water/Trash/Sewer – City of Dunedin

PRESENT USE: Vacant (former chiropractic
office/yoga studio/general office)

TAXES: \$9,139 (2022)
PARCEL ID #: 27-28-15-62874-003-0170

PRICE: \$2,100,000

TRAFFIC COUNT: 17,000 VPD (Main St.)
TERMS: Cash at closing

NOTES: Rare opportunity to be within steps from downtown Dunedin. Full traffic light access at Main St., & Bass Blvd. This beautiful, well-appointed two-story concrete block building has an elevator, two car garage and washer/dryer connection. The first floor has a large open/reception area upon entry with three additional rooms, a restroom and kitchen. You can take the elevator from the first to second floor...or use the interior stairs from the outside as a separate/private entrance. The upper level can also be used as one or two units – the front offers a large open area with a deck overlooking Main Street, office and restroom. The back unit has three rooms, a balcony, restroom with a shower and a kitchen. The exterior was recently painted and the interior is move-in ready! Set up your office downstairs and live upstairs or lease out each floor separately. Access from both Main St. & from Bass Blvd.

KEY HOOK #: 13

ASSOCIATE: Renee Opland

K&H SIGNAGE: 3' x 4'

LISTING CODE: SI-1648-3-14

SHOWING INFORMATION: By appointment only – call listing agent.



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.