



**KLEIN & HEUCHAN, INC.**  
**REALTORS**

Commercial/Investment/Real Estate Services

SI- 1596

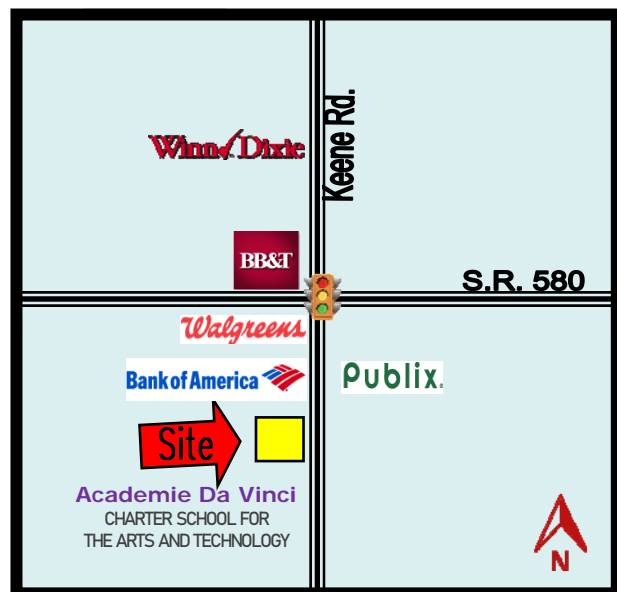
## REDEVELOPMENT OPPORTUNITY

### FOR SALE



**1070 KEENE RD.**  
**DUNEDIN, FL 34698**

- LAND SIZE 200' X 237'
- 41,538 VPD KEENE RD.
- EXCELLENT ACCESS
- GREAT SIGNAGE & VISIBILITY
- STRATEGICALLY LOCATED
- ADJACENT TO WALGREENS, BANK OF AMERICA AND ACROSS FROM PUBLIX
- **SALE PRICE: \$1,925,000**



1744 N Belcher Rd., Clearwater, FL 33765 ■ Telephone 727-441-1951 ■ Fax 727-449-1724  
[www.kleinandheuchan.com](http://www.kleinandheuchan.com)



**ADDRESS:** 1070 Keene Rd.  
Dunedin, FL 34698

**LOCATION:** West on S.R. 580, south on Keene Rd.,  
on west side next to Academie Da Vinci Charter School

**LAND AREA:** 47,400 ± SF  
**DIMENSIONS:** 200'X 237'

**ZONING:** GB – General Business (City of Dunedin)

**LAND USE:** General Office

**FLOOD ZONE:** "X" – no insurance required

**IMPROVEMENTS:** 3,750 SF Building (tear down)

**LEGAL DESCRIPTION:** Lengthy, in listing file

**YEAR BUILT:** 1995

**UTILITIES:** Electric – Duke Energy

Water, Sewer & Trash – City of Dunedin

**PARKING:** 20 spaces

**PRESENT USE:** Transmission Repair

**TAXES:** \$9,702 – 2021

**SALE PRICE:** \$1,925,000

**PARCEL ID #:** 26-28-15-0000-410-0800

**TRAFFIC COUNT:** 41,538 VPD (Keene Rd.)

**NOTES:** Excellent redevelopment site in the south west quadrant of Main Street (SR 580) and Keene Rd. (CR-1) in the Dunedin area of Pinellas County. Located directly across from Publix and adjacent to Bank of America and Walgreens.

**KEY HOOK #:** N/A

**ASSOCIATE:** Stanley Newmark (727) 643-8199

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1596-3-19

**SHOWING INFORMATION:** Contact listing office to set appointment.

