

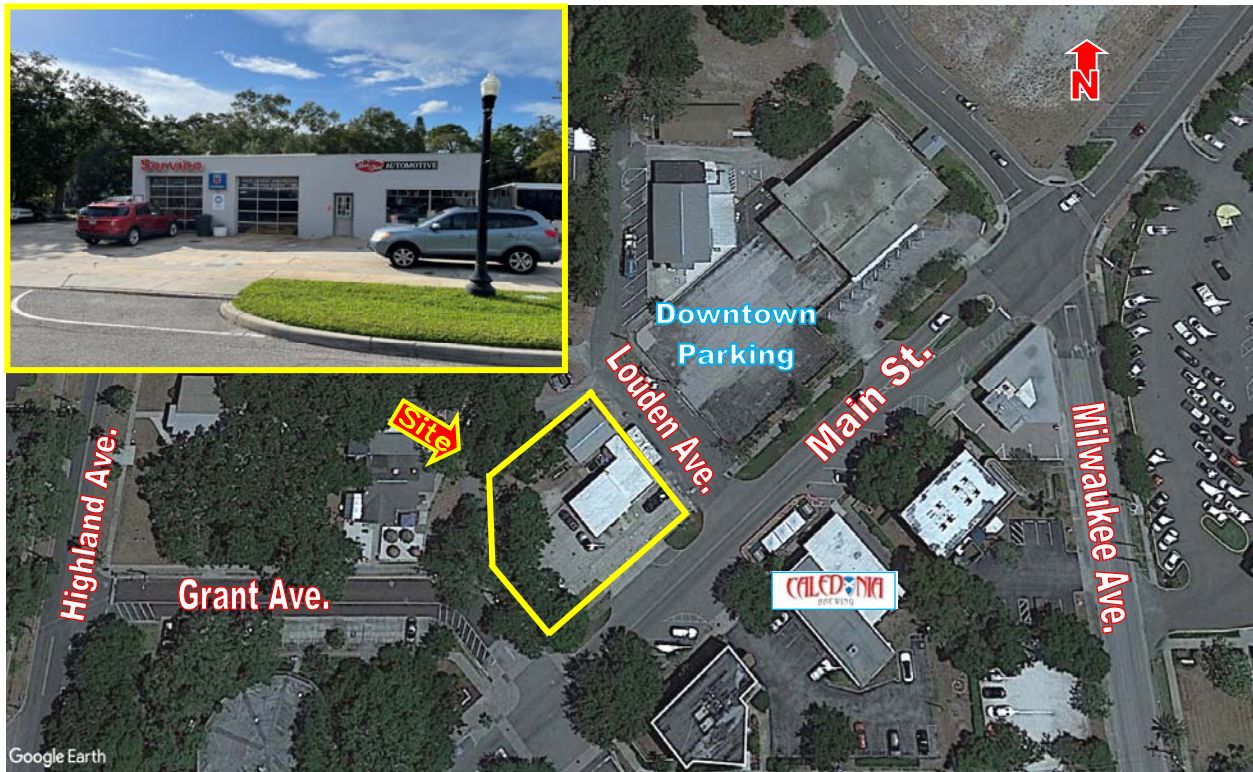


**KLEIN & HEUCHAN, INC.**  
**REALTORS**

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.

**YEAR BUILT:** 1948

**UTILITIES:** Electric - Duke Energy

Water, Sewer & Trash – City of Dunedin

**PARKING:** 11 spaces

**TAXES:** \$3,177 (2021)

**PRESENT USE:** Automotive

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

**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.

