



# 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 QUIANT TOWN OF DUNEDIN HAS TO OFFER
- LIVE UPSTAIRS/WORK DOWNSTAIRS
- 8 PARKING SPACES PLUS 2 GARAGE
- SALE PRICE: \$2,100,000



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.



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