



KLEIN & HEUCHAN, INC.
REALTORS
Commercial/Investment/Real Estate Services

SI-1688

DOWNTOWN DUNEDIN INVESTMENT PROPERTY

FOR SALE



465 MAIN ST.
DUNEDIN, FL 34698

- DOWNTOWN DUNEDIN REAL ESTATE INVESTMENT
- HIGHLY VISIBLE IN THE HEART OF DUNEDIN
- CURRENTLY LEASED TO FLANAGAN'S IRISH PUB
- 3 FULLY RENOVATED AIRBNB/VRBO RENTAL UNITS
- DUNEDIN IS PINELLAS COUNTY'S BEST SMALL TOWN
- **PRICE: \$2,950,000**



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

www.kleinandheuchan.com



REVISED: 7/30/25

PROPERTY OVERVIEW

SI-1688

ADDRESS: 465 Main St.
Dunedin, FL 34698

LOCATION: Main St., west, just past Highland Ave., on south side of street. (Downtown Core.)

LAND AREA: 2,994 SF
DIMENSIONS: 37' X 70'

ZONING: Downtown Core – City of Dunedin
LAND USE: CRD – Community Redevelopment District
FLOOD ZONE: "X" (no flood insurance required)

IMPROVEMENTS: 5,365 SF (2-story)
2,665 SF (1st floor) / 2,700 SF (2nd floor)

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1950 (Fully renovated 2015-2025)

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

PARKING: street parking & public parking lots

TAXES: \$14,012.03 (2024)
PARCEL ID: 34-28-15-01044-000-0090

PRESENT USE: Net Leased Restaurant &
short term rentals

TRAFFIC COUNT: 3,600 AADT

TERMS: Cash at Closing

PRICE: \$2,950,000

NOTES: Rare downtown Dunedin real estate investment opportunity. Located in the heart of wonderful Downtown Dunedin this fully renovated freestanding commercial & residential real estate investment opportunity is now available for purchase. The first floor is home to the popular Dunedin institution - Flanagan's Irish Pub - on a recently extended long-term NNN lease. The second floor contains 3 beautifully renovated Airbnb/Vrbo short term rental apartment units, each crafted with a gorgeous modern design and high finishes. The rental income from Flanagan's Irish Pub along with the rental income from the 3 short-term rentals will provide a buyer with an excellent real estate investment in an irreplaceable Dunedin location.

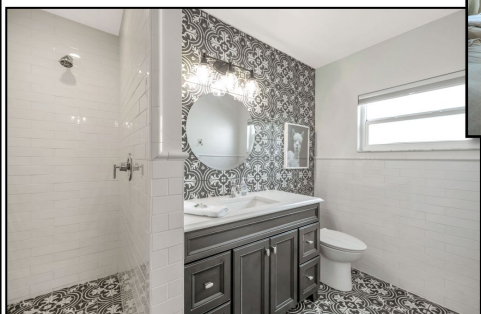
KEY HOOK #: N/A

ASSOCIATE: Angel Calkins (727) 483-2512

K&H SIGNAGE: N/A

LISTING CODE: SI-1688-2-14

SHOWING INFORMATION: Call listing agent for showing. Please do not disturb tenants.



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