



KLEIN & HEUCHAN, INC.
REALTORS

Commercial/Investment/Real Estate Services

SI-1567

MIXED USE FLEX BUILDING WITH SELF STORAGE FOR SALE



**1415 PINEHURST RD.
DUNEDIN, FL 34698**

- 100 % LEASED
- LAND USE CG
- ZONING FXM
- 15,000 SF
- 8.4 % CAP RATE
- **PRICE: \$2,700,000**



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

www.kleinandheuchan.com



Revised: 12/9/2020

PROPERTY OVERVIEW

SI-1567

ADDRESS: 1415 Pinehurst Rd.
Dunedin, FL 34698

LOCATION: North East Corner of Pinehurst Rd. and
San Christopher Dr.

LAND AREA: 1.2 acres
DIMENSIONS: 179' x 292'

ZONING: FX-M – Form Based Medium (City of Dunedin)

LAND USE: CG (Commercial General)

FLOOD ZONE: X (No Flood Insurance Required)

IMPROVEMENTS: 15,000 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1987

UTILITIES: Electric (Duke Energy)

Water, Sewer & Trash (City of Dunedin)

PARKING: 60 spaces

PRESENT USE: Retail/Office/Storage

TAXES: \$22,936 (2020)

MORTGAGE HOLDER: Free & Clear

PARCEL ID: 26/28/15/0000/120/0600

TERMS: To Be Arranged

PRICE: \$2,700,000

NOTES: Mixed use development with 12 individual 1,000 SF units. Currently occupied by a Pizza Bar (3 units), 9 units combined are leased to the City of Dunedin as well as 3 of the 10 self-storage units.

KEY HOOK #: N/A

ASSOCIATE: Mark Klein

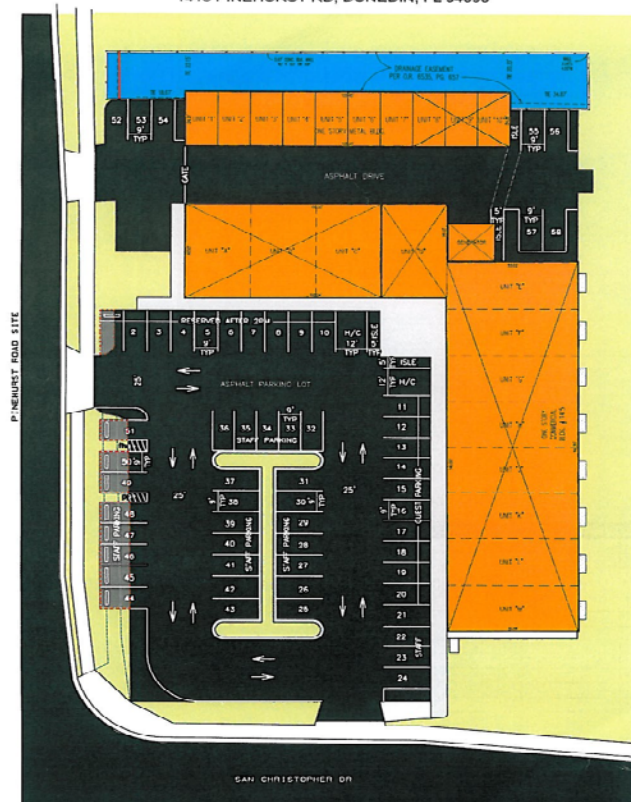
K&H SIGNAGE: 3X4

LISTING CODE: SI-1567-3-13

SHOWING INFORMATION: Call associate to arrange a showing.

SITE PLAN / PARKING PLAN / UNIT LAYOUT

1415 PINEHURST RD, DUNEDIN, FL 34698



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.