



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

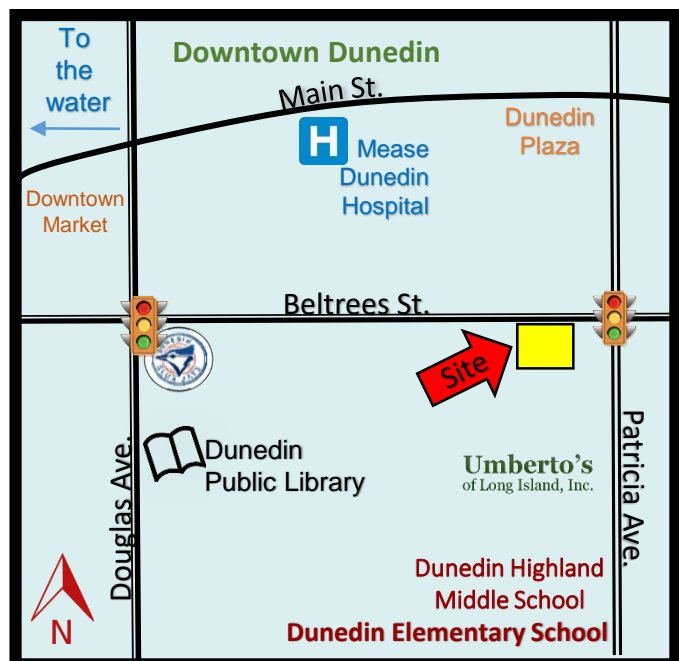
SI-1629

16 UNIT APARTMENT COMPLEX **FOR SALE**



**885 BELTREES STREET
DUNEDIN, FL 34698**

- FANTASTIC HIGH DEMAND AREA
- SOLID CONSISTENT CASH FLOW
- CLOSE TO DOWNTOWN DUNEDIN
- SIGNIFICANT UPSIDE POTENTIAL
- CLOSE TO TOP BEACHES
- EASY TRAFFIC LIGHT ACCESS
- **PRICE: \$2,790,000.00**



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

www.kleinandheuchan.com



Revised 11/14/22

PROPERTY OVERVIEW

SI-1629

ADDRESS: 885 Beltrees Street
Dunedin, FL 34698

LOCATION: Just South of Main St. off of Patricia Ave. in Dunedin

LAND AREA: 29,750 SF
DIMENSIONS: 175' x 170'

ZONING: PRD - Planned Residential Development (City of Dunedin)
LAND USE: RM – Residential Medium
FLOOD ZONE: X – (No Flood Insurance Required)

IMPROVEMENTS: 8,836 SF
YEAR BUILT: 1967
PARKING: 25 spaces

LEGAL DESCRIPTION: Lengthy (In listing folder)

PRESENT USE: Apartments

UTILITIES: Electric (Duke Energy)
Water & Sewer (Pinellas County Utilities)

MORTGAGE HOLDER: N/A
TERMS: Financing or Cash at Closing

TAXES: \$15,125.62 (2022)
PARCEL ID: 35-28-15-38088-000-0083

PRICE: \$2,790,000.00

TRAFFIC COUNT: 1,000 AADT

NOTES: This is an amazing opportunity to own a multi-family property in Dunedin, Florida - one of the hottest rental markets in Tampa Bay! Four block buildings make up the property. Total of sixteen (16) large one bedroom, one bathroom units. Kitchen/great room concept and large walk-in closets make this a popular apartment set-up. Tons of windows for natural light. All units are ground floor which is highly desirable in this market. Current rents are substantially under market. Short term and month to month leases proved an opportunity to adjust rents higher. This property is close to the popular Dunedin Blue Jays new stadium. This property is close to Downtown Dunedin, which is named one of the best downtown places to live in Tampa Bay! Close to Honeymoon Island which is the #1 State Park in all of Florida as well as Caladesi Island and the Pinellas Trail. This is a fantastic opportunity!

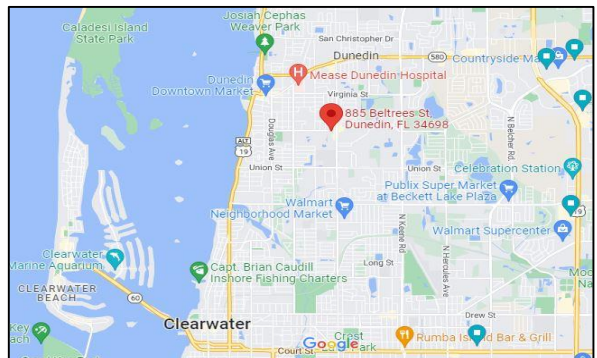
KEY HOOK: N/A

ASSOCIATE: Uli Cramer (727) 216-5934

K&H SIGNAGE: N/A

LISTING CODE: SI-1629-3-30

SHOWING INFORMATION: By appointment only. Call listing associate.



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.