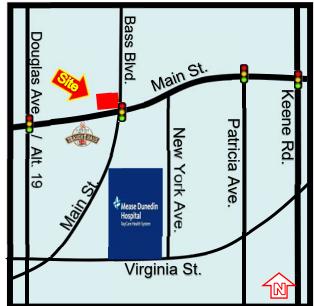


FREE STANDING BULDING DUNEDIN, FLORIDA FOR SALE



1000 BASS BLVD. DUNEDIN, FL 34698

- LIVE / WORK / PLAY
- 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 QUAINT TOWN OF DUNEDIN HAS TO OFFER
- 8 PARKING SPACES PLUS 2 GARAGE
- SALE PRICE: \$1,895,000







PROPERTY OVERVIEW

SI-1648

ADDRESS: 1000 Bass Blvd. Dunedin, FL 34698

LAND AREA: 7.427 SF **DIMENSIONS:** 100' x 68'

IMPROVEMENTS: 2 story building

YEAR BUILT: 2009

PARKING: 8 parking spaces + 2 car garage

PRESENT USE: Vacant (former chiropractic office/yoga studio/general office)

PRICE: \$1,895,000

LOCATION: Signalized corner of Main St. & Bass Blvd.

ZONING: DC – Downtown Core, City of Dunedin LAND USE: AC - activity center

FLOOD ZONE: X (No Flood Insurance required)

LEGAL DESCRIPTION: Lengthy/in listing folder

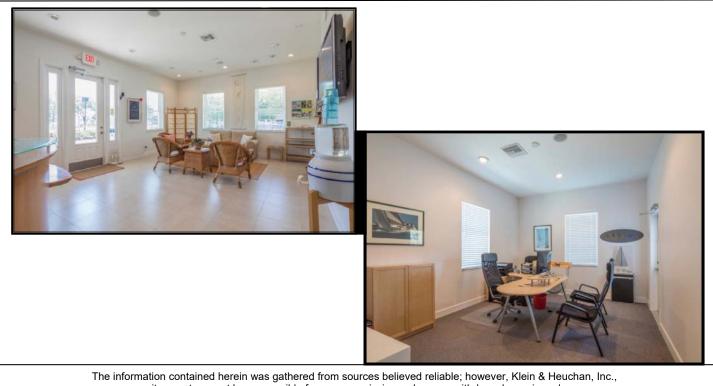
UTILITIES: Electric - Duke Energy Water/Trash/Sewer – City of Dunedin

TAXES: \$9,974.59 (2023) Gross Amt. PARCEL ID #: 27-28-15-62874-003-0170

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/drver 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**: Monique Petronje K&H SIGNAGE: 3' x 4' LISTING CODE: SI-1648-3-25 SHOWING INFORMATION: By appointment only - call listing agent.



or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.