

# Dunedin Office Condo For Sale – 1,050SF | \$262,500

2323 Curlew Road #7C, Dunedin, FL 34698



- 7A Courtyard Centre Management Office
- 7A Jacobson Consulting, Inc.
- ↑ 7C FEDERAL MILITARY TREATMENT CENTERS OF AMERICA
- ↑ 7D eXp Realty

7

Medical Office  
Condo Available

Two Private Offices  
With Open Work Area  
& New Roof

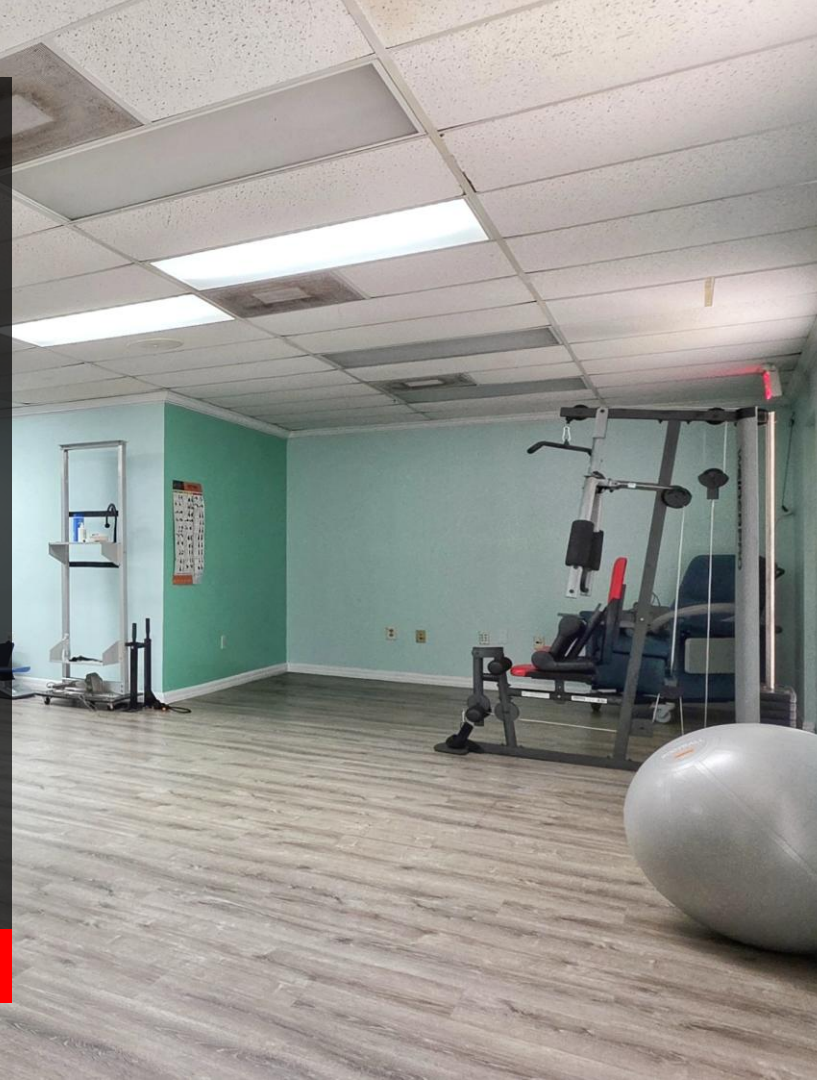


# Property Overview

FHR Commercial is pleased to present an excellent opportunity to purchase a medical office condo within the Courtyard Centre medical complex on Curlew Road in Dunedin near the signalized intersection of US19. This office condo features ample parking, diverse tenant mix, ease of access for patients across Central Pinellas County.

- 1,050SF Medical Office Unit
- Can Be Combined With A 1,050SF & 1,575SF Units
- Ownership Asking \$262,500
- New Roof Installed Late 2025
- Over 180 Shared Parking Spaces Available
- Two Private Offices With Open Work Area
- Single Bathroom & Two Entrances

With a new roof the unit is ready for its newest occupant. This unit would be perfect for a small medical practice or professional business wanting to take advantage of the local medical community.



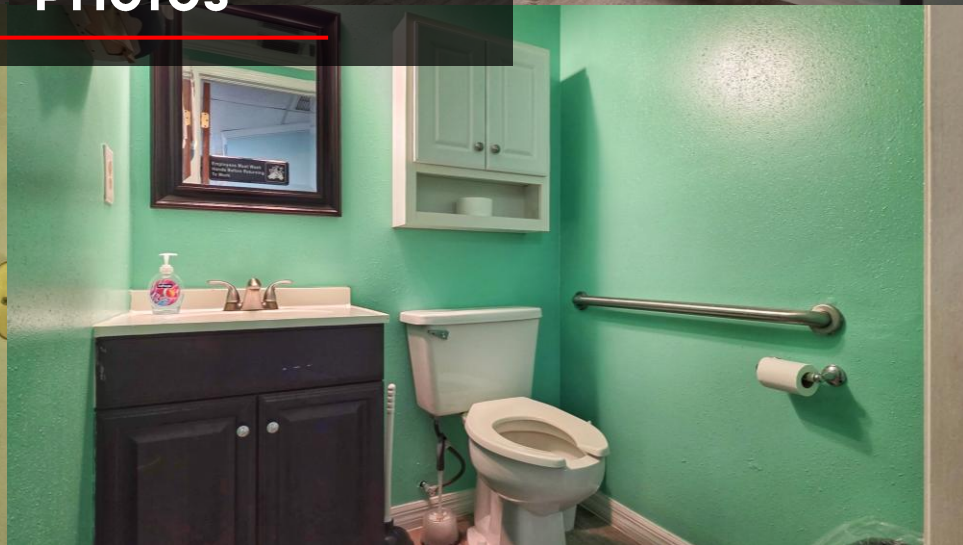


**Exterior Photos**



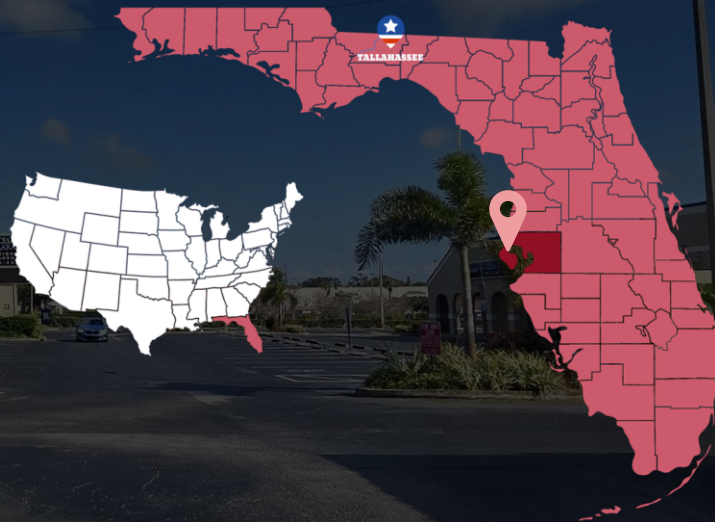


**Interior Photos**



# Demographics

34698 - Dunedin, FL

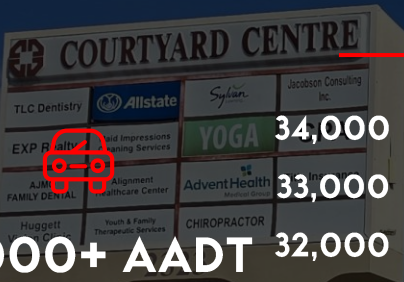


38,000+

34698 ZIP Codes Population

\$67,500+

Avg. Household Income



31,000+ AADT

Curlew Road

22,000+

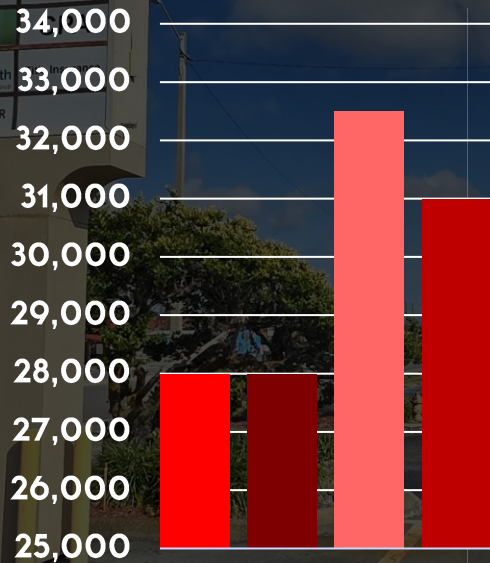
Households

\$527,000+

Average Home Price

58

Median Age



ACTIVE DAILY TRAFFIC

■ 2021 ■ 2022 ■ 2023 ■ 2024

\*Information provided by Melissa Lookups, FDOT & US 2020 Census data.

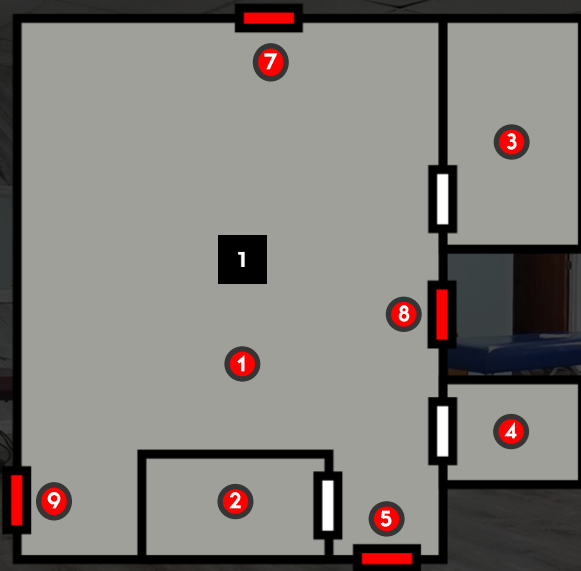
# Property Card

| LAND INFORMATION               | PARKING LOT INFORMATION  |
|--------------------------------|--|
| # Of Acres: 0.024              | Total Designated Parking Spaces: 190+ (Shared With Condo Units)      |
| BUILDING INFORMATION           | ZONING INFORMATION   |
| Year Built: 1986               | Classification: City of Dunedin General Office – Condo Office (Unit) |
| Exterior Wall: Wood Frame      | TAX INFORMATION  |
| Total Square Footage: 1,050 SF | 2026 Estimated Property Taxes At \$262,500: \$4,177                  |
| Canopy: Yes                    | Parcel Number: 18-28-16-18700-000-0730                               |
| Pylon/Marquee: Yes             | Address: 2323 Curlew Road #7C, Dunedin, FL 34698                     |

\*Information provided by Pinellas County Property Appraiser

# Site Plan

## 01 2323 Curlew Road #7C



1. Open Work Area
2. Private Office #1
3. Private Office #2
4. Bathroom
5. Entrance To #7E
6. Entrance To #7B
7. Exit #1
8. Exit #2

\*Approximate Site Plan

# Property Contacts



## James Bailey, Realtor

FHR Commercial, a division of Future Home Realty Inc., is based out of Tampa Bay Area of Florida. James Bailey is a Leasing & Sales Agent working with FHR Commercial since 2020.

All information provided is approximate with digital altered images included. All prospective tenants are encourage to perform their own due diligence prior to leasing. Traffic, demographic, and property information provided through the U.S. Census, Florida Department of Transportation, Melissa Lookups and the Pasco County Property Appraiser records.

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