

Dunedin Office Condo For Sale – 1,050SF | \$239,000

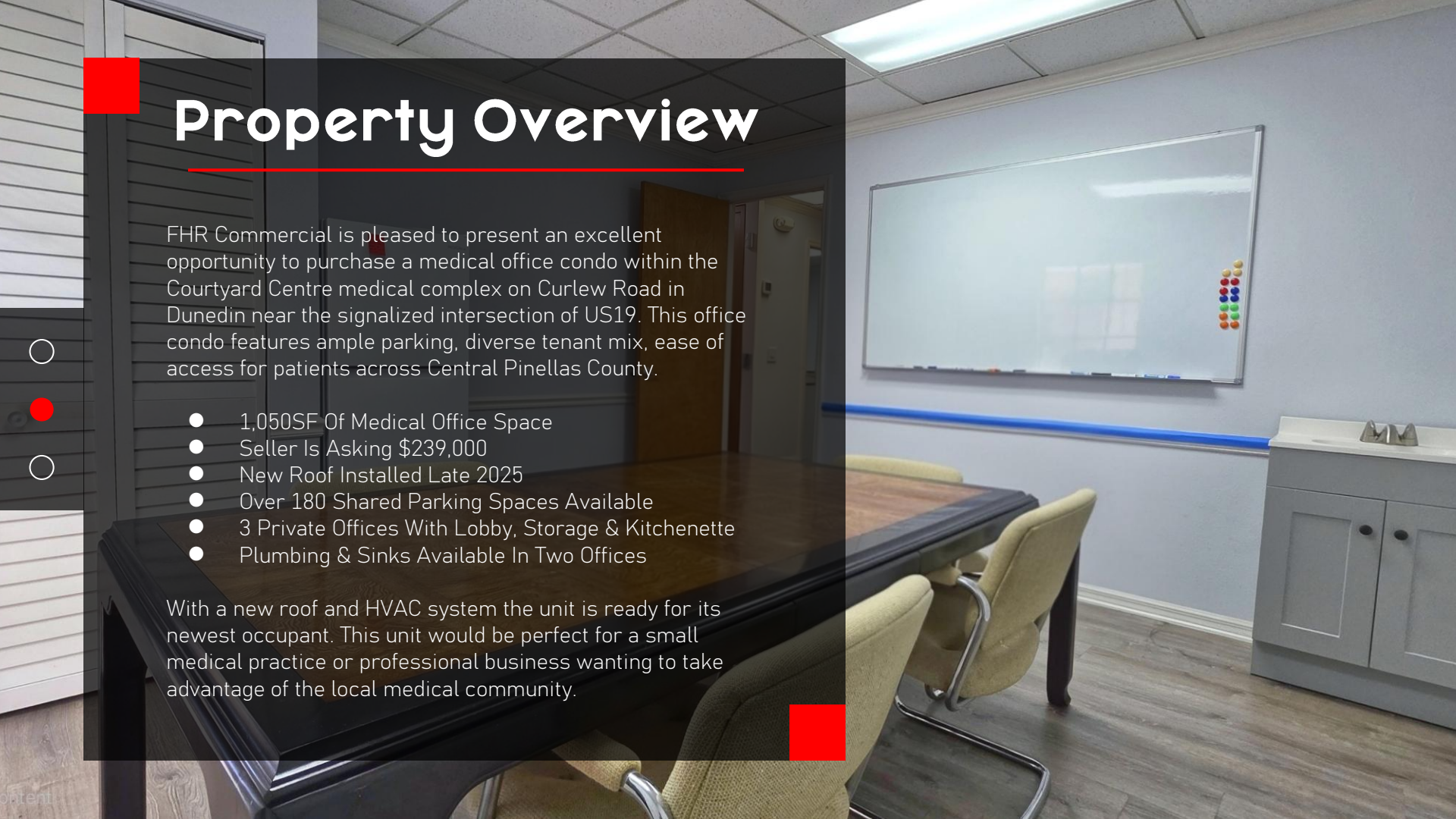
2323 Curlew Road #7B, Dunedin, FL 34698

YOUTH & FAMILY THERAPEUTIC SERVICES

Built Out Medical Office

Five Private Offices
One ADA Bathroom
New Roof
& HVAC

FHR
COMMERCIAL
SALES LEASING INVESTMENTS
A DIVISION OF FUTURE HOME REALTY



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 Of Medical Office Space
- Seller Is Asking \$239,000
- New Roof Installed Late 2025
- Over 180 Shared Parking Spaces Available
- 3 Private Offices With Lobby, Storage & Kitchenette
- Plumbing & Sinks Available In Two Offices

With a new roof and HVAC system 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.

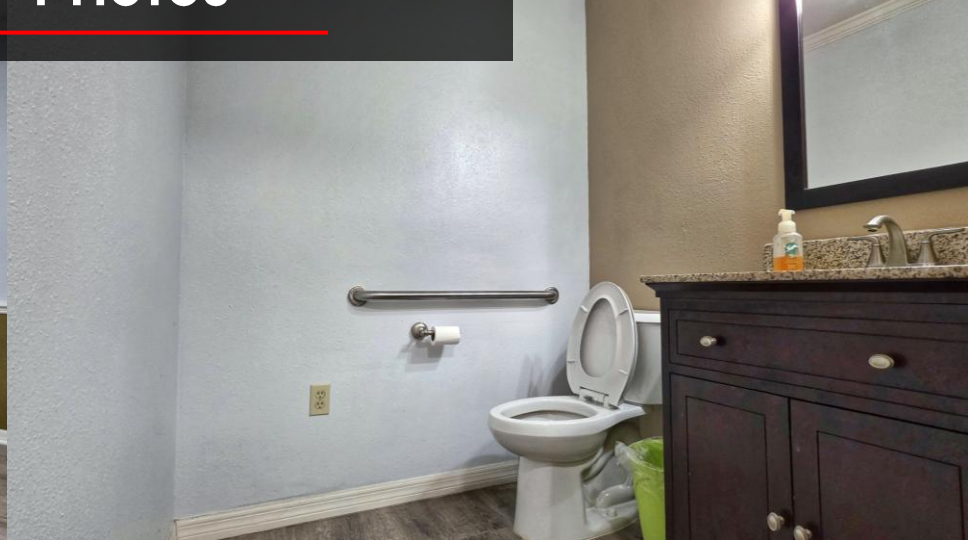
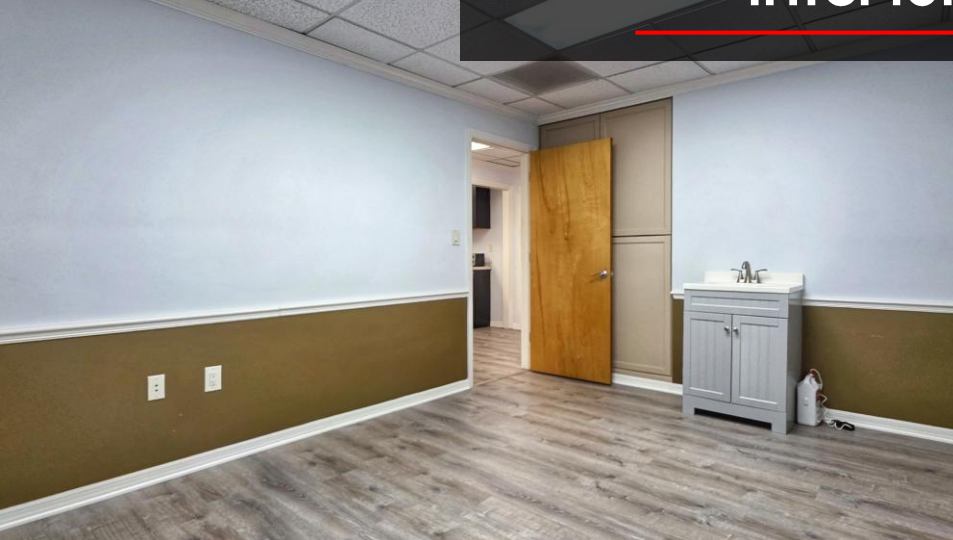


Exterior Photos



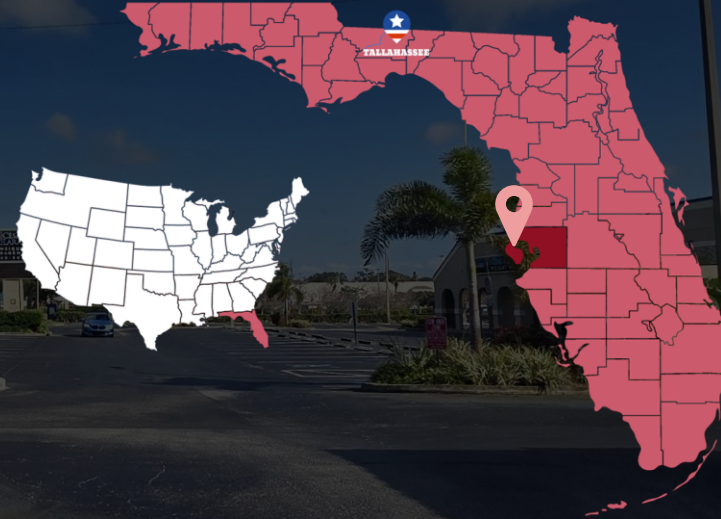


 Interior Photos



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

34,000

33,000

32,000

31,000

30,000

29,000

28,000

27,000

26,000

25,000

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 Projected Property Taxes At \$250,000 Sales Price: \$3,785.00
Canopy: Yes	Parcel Number: 18-28-16-18700-000-0720
Pylon/Marquee: Yes	Address: 2323 Curlew Road #7B, Dunedin, FL 34698

*Information provided by Pinellas County Property Appraiser

Site Plan



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2323 Curlew Road #7B

1. Open Area w/ Kitchenette
2. Reception/Front Office
3. Office w/ Sink
4. Office w/ Sink
5. Office
6. Storage Closet
7. Utility Storage
8. ADA Bathroom

*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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