

# Dunedin Office Condo For Sale – 1,575SF | \$394,000

2323 Curlew Road #7E, Dunedin, FL 34698

FAMILY CHIROPRACTIC & FEDERAL WORKER'S COMP.

Dr. Reshamwala



Medical Office  
Condo Available

Five Private Offices  
With Reception &  
New Roof

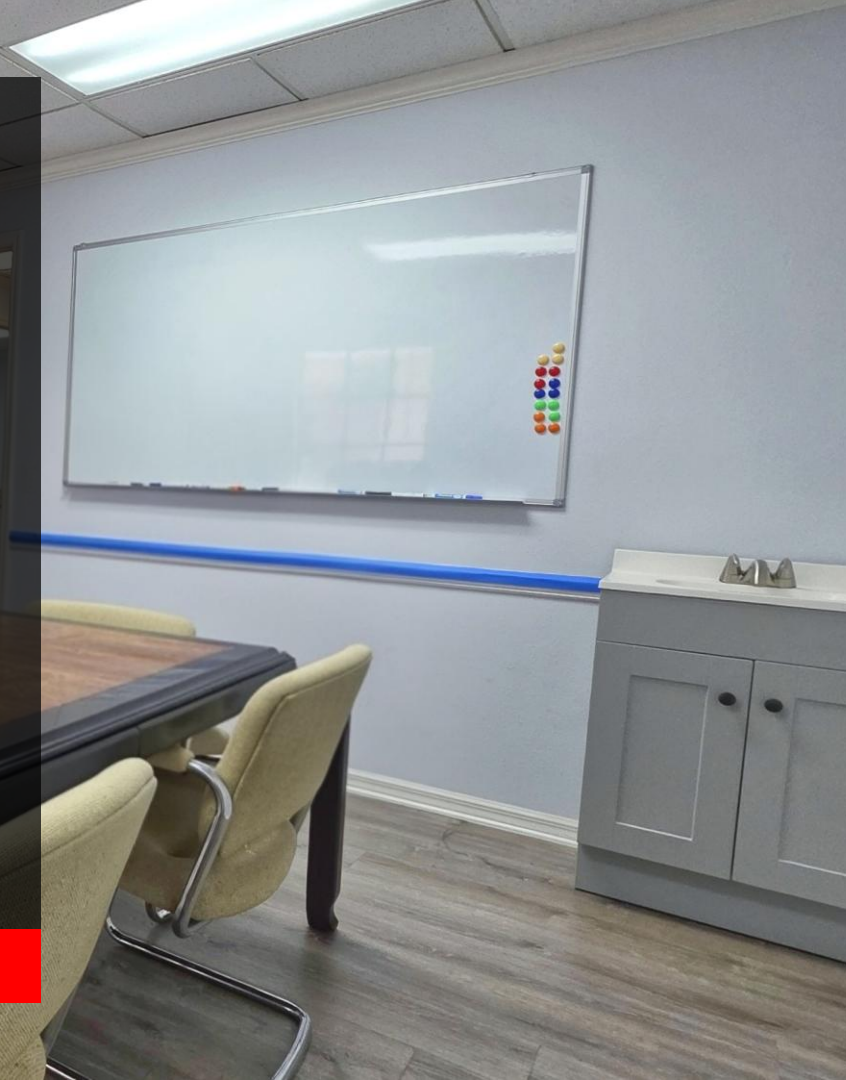


# Property Overview

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.

- 1,575SF Medical Office Unit
- Can Be Combined With Two 1,050SF Units
- Ownership Asking \$394,000
- New Roof Installed Late 2025
- Over 180 Shared Parking Spaces Available
- Five Private Offices With Storage & Kitchenette
- Waiting Room & Reception Available

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.



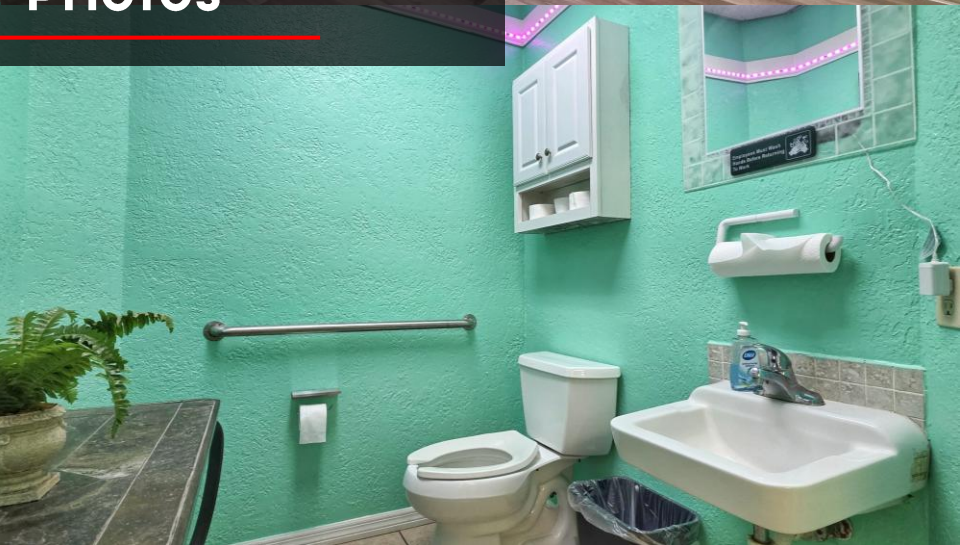


**Exterior Photos**



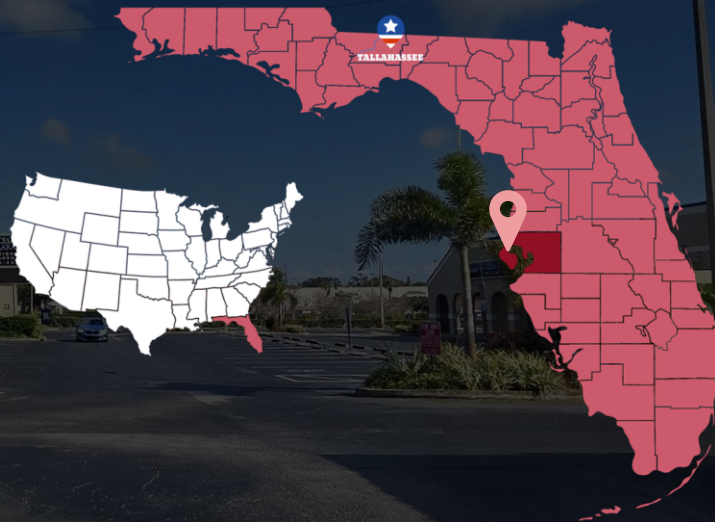


**Interior Photos**



# Demographics

34698 - Dunedin, FL



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

38,000+

34698 ZIP Codes Population

\$67,500+

Avg. Household Income

■ 2021 ■ 2022 ■ 2023 ■ 2024

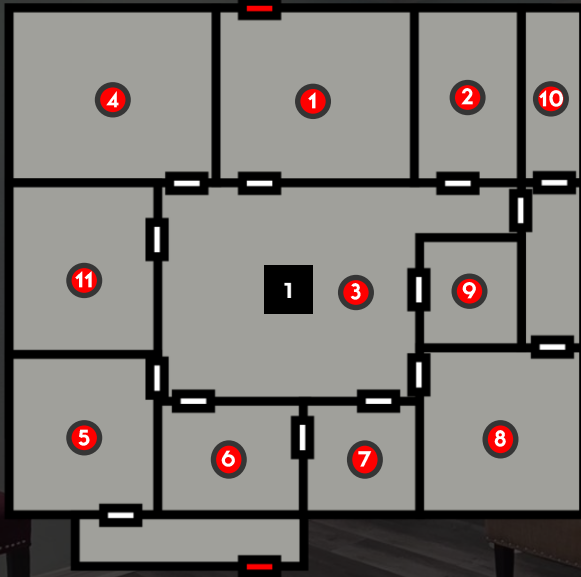
\*Information provided by Melissa Lookups, FDOT & US 2020 Census data.

# Property Card

LAND INFORMATION	PARKING LOT INFORMATION
# Of Acres: 0.036	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: 1,575 SF	2026 Estimated Property Taxes At \$394,000: \$6,261
Canopy: Yes	Parcel Number: 18-28-16-18700-000-0750
Pylon/Marquee: Yes	Address: 2323 Curlew Road #7E, Dunedin, FL 34698

\*Information provided by Pinellas County Property Appraiser

# Site Plan



**01**

**2323 Curlew Road #7E**

1. Front Lobby
2. Reception
3. Waiting Area/Hallway
4. Office #1
5. Office #2
6. Office #3
7. Office #4
8. Office #5
9. Bathroom
10. Spare Office
11. Kitchenette & Laundry

\*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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