



County: Pinellas
Type: Commercial Sale
Style: Mixed Use
New Construction: No
Builder Name:
Builder Model:
Builder License Number:

Status: Active
Backups Requested: No
Business Type:
Com Trans Type:
Com Trans Terms:
Year Built: 2006
List Price: \$2,630,000
LP/SqFt: \$317.36
Special Sale: None
ADOM: 6
CDOM: 6
Sqft Heated: 8,287
Total SqFt: 8,287
SP/SqFt: \$317.36

LOCATION, LOCATION, - High visibility from 2 roads with good street frontage. Dunedin B E S T Commercial Deal in The H I S T O R Y. Easy in and out of the Plaza. Strip center with over 8,287 square feet + large land and huge parking lot. Unlock the potential of your business with this exceptional commercial property in the vibrant city of Dunedin, Florida. This property offers unparalleled visibility and accessibility for your enterprise or investment needs. Great Price for YOU to be a new business owner. Don't miss the chance to explore the potential this space holds for your business vision. Just 6 minutes from the iconic Victoria Drive and Intracoastal Waterway, this unique property has endless possibilities. Very attractive and highly visited, Dunedin is in Pinellas County, which is home to a population of over 972,000 residents, making it the 7th largest county in the state. It boasts an international airport, over 7,000 professionals in the aviation and aerospace industries, and the 3rd largest manufacturing base of employment in Florida. With 360 days of sunshine each year, Clearwater's beaches rank among the best in the United States, attracting 15.4 million tourists annually who spend \$7 billion in the area—a figure that continues to grow year over year. Don't miss this chance to invest in one of Florida's premier commercial locations. Seize this opportunity to make your mark in one of Dunedin's desirable areas! The strip plaza is just 3 miles west of the regional Countryside Mall in the thriving commercial hub of the Clearwater-Dunedin-Palm Harbor area. Lot Size: 24,424 SqFt NOTE: This business opportunity is for the sale of the Real Estate, not any businesses in that plaza.

Legal Desc: PT OF SW 1/4 OF SW 1/4 DESC AS FR SW COR OF SEC TH E 277.89FT ALG S SEC LINE TH N 40FT FOR POB TH N 200FT TH E 122.15FT TH S01DE 183.01FT TH W 2FT TH S 17FT TH W 121.76FT ALG N R/W ACHIEVA WAY TO POB

Ownership: Sole Proprietor	Flood Zone: X	SE/TP/RG: -28-15
Tax ID: 25-28-15-00000-330-0210	Flood Zone Panel: 12103C0069H	Section: 25
Tax Annual Amount: \$8,685.00	Flood Zone Date: 08/24/2021	Block/Parcel: 330
Tax Year: 2024	Add Tax Ids:	Book/Page: 27-31
CDD: No	Auction Firm/Website:	Alt Key/Folio: 28-15-25-00000-330-0210
Homestead: No	Auction Type:	Lot: 210
Other Exemptions: No	Buyers Premium:	Lot Size SqFt: 24,585
Building Name/Number:	Property Access: No	Lot Size Acres: 0.56
Floor:	MH Make:	Zoning:
Floors in Unit:	MH Model:	Zoning Comp: No
Subdivision #:	MH Width:	Census Tract: 269.14
SW Subd Condo#:	Representaion:	Census Block:
SW Subd Name:		Use Code:
Complex/Comm Name:		Future Land Use:
Complex/Community Name/NCCB:		Planned Unit Dev: No
Water Name:		
Addnl Water Info:		

A/C: Central Air	SqFt Heated Source:	Fireplace: No
Sewer:	SqFt Total Source: Public Records	
Water:		
Electric Service:	Door Height:	Adjoining Property:
Freezer Space YN: No	Door Width:	Miscellaneous 2:
Ceiling Type:	Eaves Height:	Miscellaneous:
Ceiling Height:	Garage Door Height:	Road Frontage Type: Access Road,City Street
Total # of Buildings: 1	Transportation Access:	
Annual Income Type:	Annual Income Type:	
	Lease Term:	
	Terms Of Lease:	
	Tenant Pays:	

Ext Construction: Block

Unit #:	Community Features:	Pets Allowed: No
Condo Environment YN: No		Pet Restrictions:
Condo Fee Schedule:		

Directions: From US 19N. Take a left on road 580 (will become Main St.), pass N. Belcher Rd, and after 2 miles turn left on Keene Rd (Road 1) Take Keene Rd north and go 1 mile north of Sunset Point Rd. Look for Achieva Way at the Traffic light, then turn right. The plaza will be on the left.