



**COLDWELL  
BANKER  
COMMERCIAL**  
NRT

FOR SALE

## PARK PLACE OF DUNEDIN

\$910,000

541 Park St.  
Dunedin, FL 34698

AVAILABLE SPACE  
5,101 SF

### FEATURES

- Great Walk-Ability Score
- Downtown
- Close to Hospital
- Flexible Space

### AREA

Located in Downtown Dunedin, just a block away from Mease Dunedin Hospital and less than 1/2 mile from the beach, this property offers endless opportunities for an owner/user (or) investor.



### OFFICE

**Garrick Sims**

Commercial Real Estate Sales Advisor  
813 474 8505  
garrick.sims@cbcnrt.com

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SALE



### OFFERING SUMMARY

Sale Price:	\$910,000
Lot Size:	0.38 Acres
Year Built:	1938
Building Size:	5,101 SF
Zoning:	DC (Downtown Core)
Market:	Tampa/St Petersburg
Submarket:	North Pinellas
Price / SF:	\$178.40

### PROPERTY OVERVIEW

Location, Location, Location!! This RARE downtown commercial property sits on a .38 acre corner lot on a brick street in a non-flood zone. This downtown location attracts those seeking to enjoy fine dining, a variety of activities and watch waterfront sunsets. This property has dramatic curb appeal with screened and wrap around porches, (3) separate detached structures, plush landscaping, all conveniently located within the historic downtown district. Currently used as an ALF, this property also offers other opportunities. Whether a professional, medical, legal office, bed & breakfast, mixed use OR single family home conversion, this property has endless possibilities.

### PROPERTY HIGHLIGHTS

- Great Walk-ability Score
- Downtown
- Close to Hospital
- Close to the Beach
- Flexible Space

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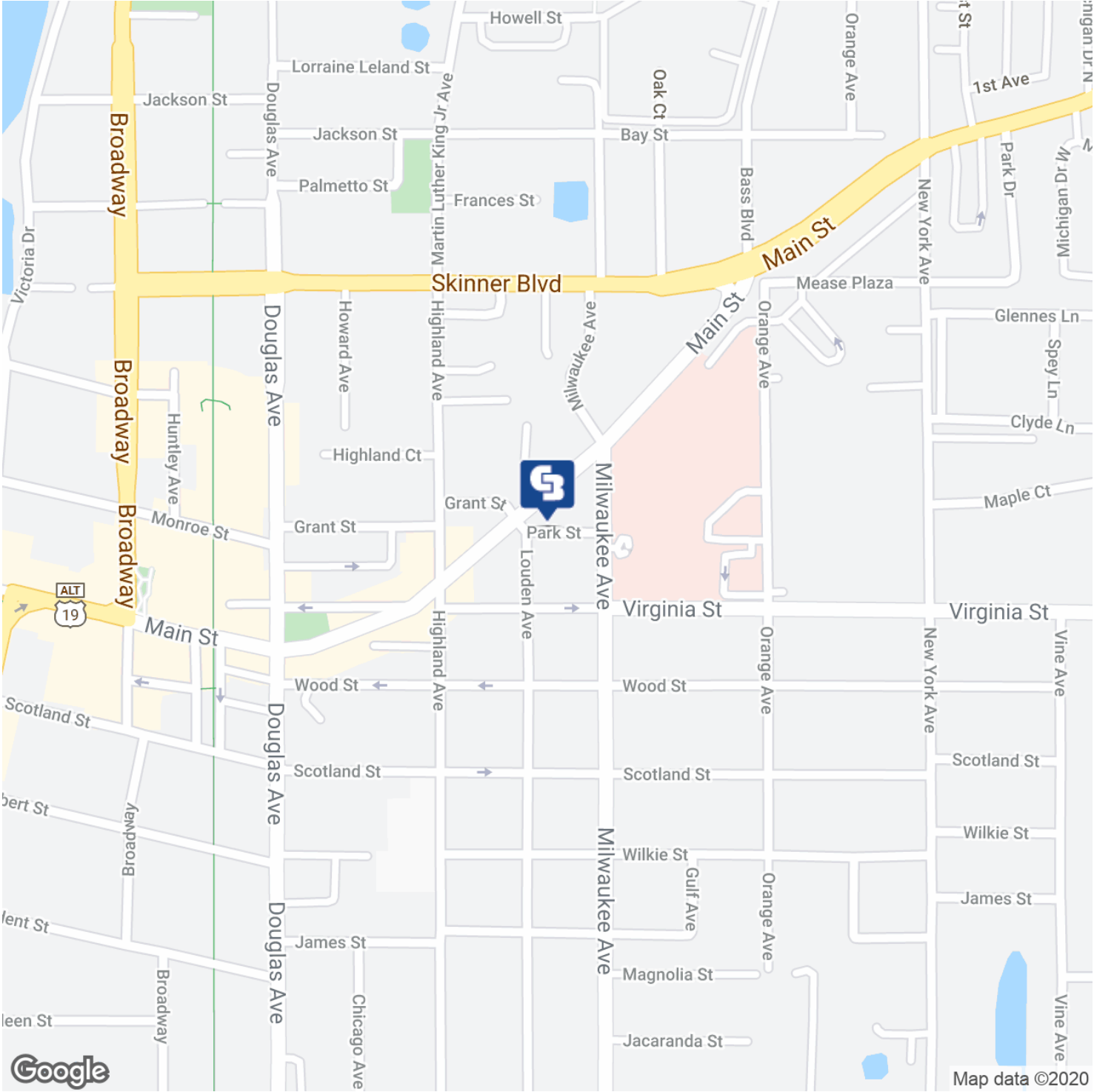




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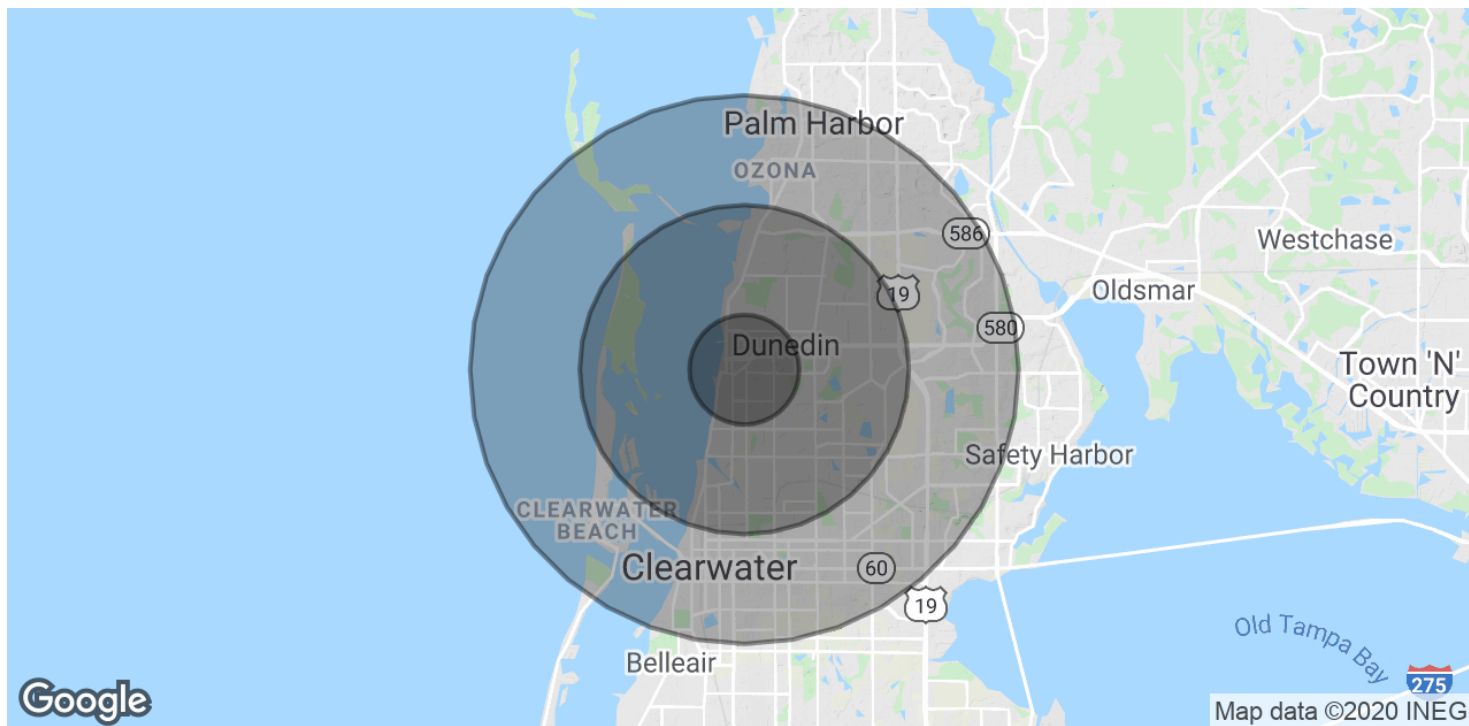
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## PARK PLACE OF DUNEDIN

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,795	66,446	170,402
Average age	49.5	47.6	45.8
Average age (Male)	45.7	45.6	44.7
Average age (Female)	53.6	48.4	46.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,186	28,268	72,784
# of persons per HH	2.1	2.4	2.3
Average HH income	\$51,369	\$54,683	\$59,204
Average house value	\$227,230	\$222,803	\$227,255

\* Demographic data derived from 2010 US Census

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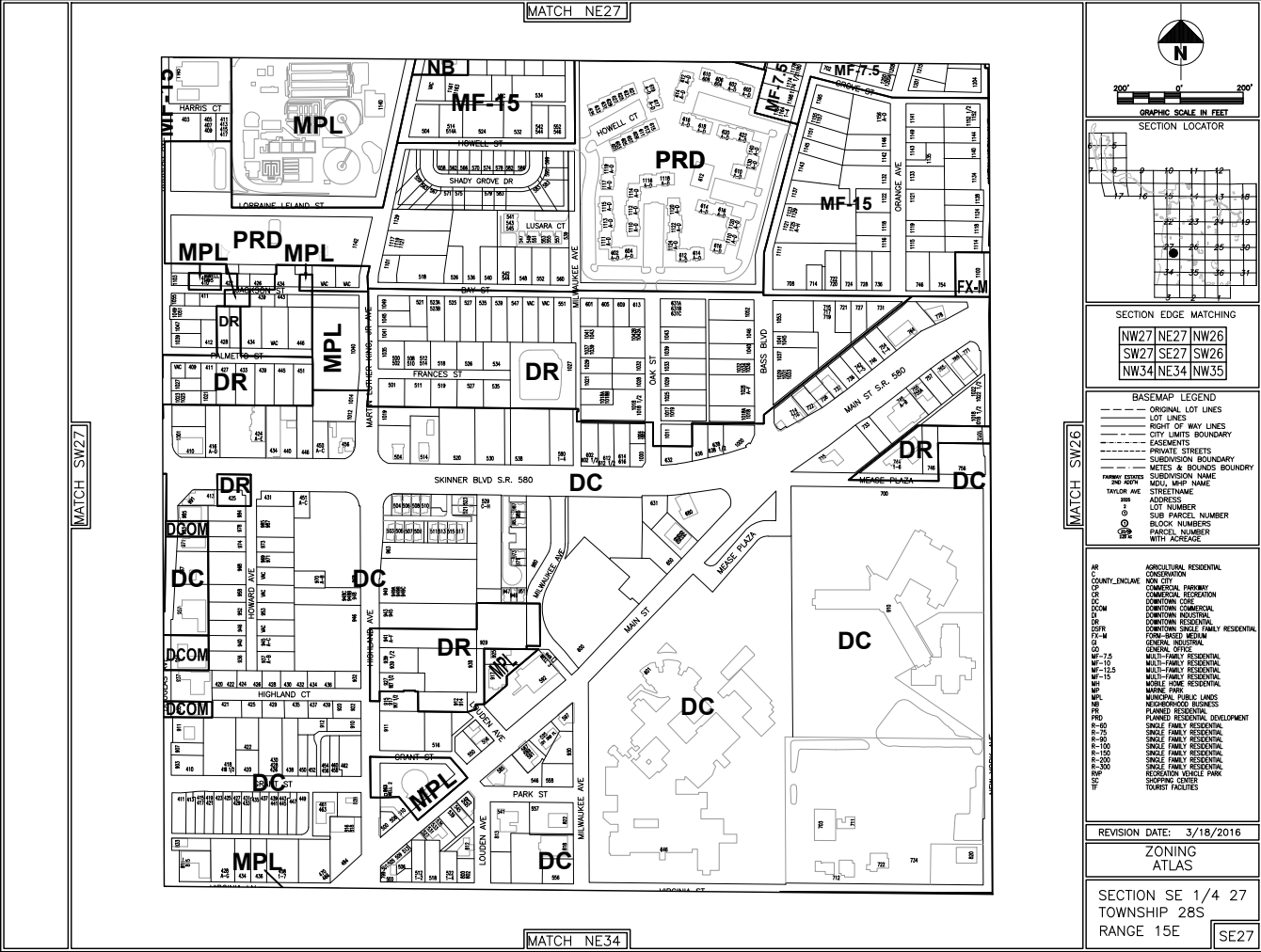
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