



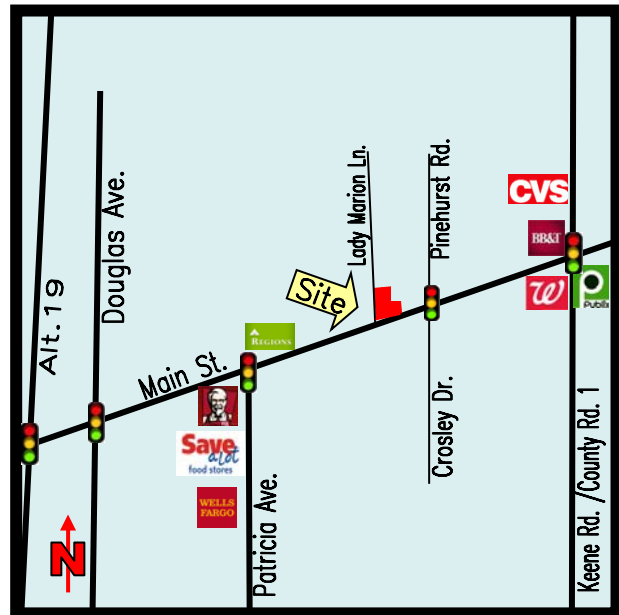
STRIP CENTER

FOR SALE



**1280 MAIN STREET
DUNEDIN, FL 34698**

- 6,100 SF
- ANCHORED BY CARMELITA'S MEXICAN GRILL
- \$78,039 NOI
- 8.72 % CAP
- **SALE PRICE:** \$895,000



ADDRESS: 1280 Main St.
Dunedin, FL 34698

LOCATION: NEC of Main Street & Lady Marion Lane.

LAND AREA: 14,854 SF
DIMENSIONS: Frontage: 108.40 Ft.
(Irregular)

ZONING: FX-M, Form Based Medium, City of Dunedin
LAND USE: CG – Commercial General
FLOOD ZONE: X – No flood insurance required

IMPROVEMENTS: 6,100 SF

LEGAL DESCRIPTION: Lengthy in listing file

YEAR BUILT: 1958/reconfigured in 1983

UTILITIES: Electric – Duke Energy
Water, Sewer & Trash – City of Dunedin

PARKING: 31 spaces + cross easements
PRESENT USE: Restaurant

TAXES: \$7,271.62 (2019)

MORTGAGE HOLDER: Flagship Bank
BALANCE: \$200,000

PARCEL ID #: 26-28-15-00000-240-1100
TRAFFIC COUNT: 30,000 A.A.D.T (2017)

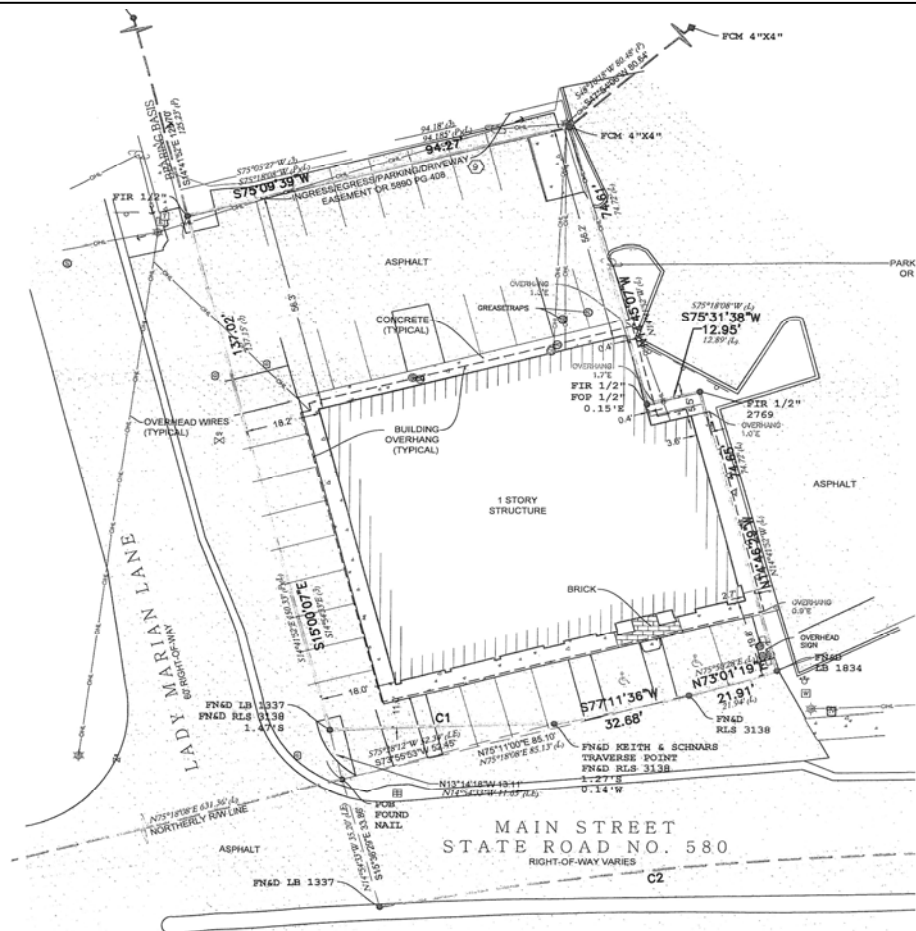
SALE PRICE: \$895,000

NOTES: Very successful Mexican Restaurant as anchor with Beauty Salon & other retail users. Located on major artery near Downtown, Hospitals and the Countryside area.

KEY HOOK #: None
K&H SIGNAGE: None
SHOWING INFORMATION: Call Listing Agent to set appointment.

ASSOCIATES: Mark S. Klein, CCIM
LISTING CODE: SI-1531-3-13

SURVEY:



The information contained herein was gathered from sources believed reliable; however, Klein & Heuchan, Inc., or its agent, cannot be responsible for errors, omissions, changes, withdrawal, or prior sale.