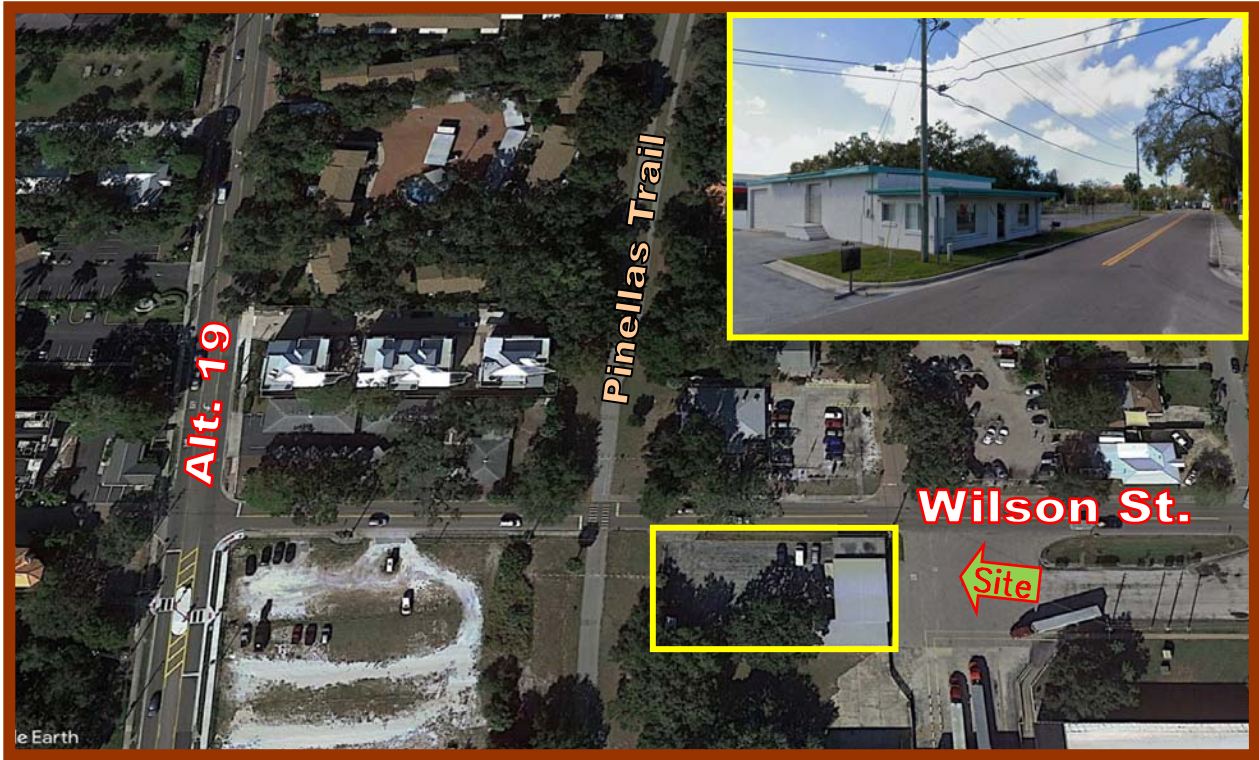




# DUNEDIN FREE STANDING BUILDING

## HIGHLY DESIRABLE PROPERTY

### FOR SALE



### **367 WILSON STREET** **DUNEDIN, FL 34698**

- BEAUTIFUL FREE STANDING BUILDING
- 3,950 SF OF INDUSTRIAL & OFFICE
- FULLY FENCED & PAVED LOT
- DIRECT PINELLAS TRAIL ACCESS
- FIVE (5) OVERHEAD DOORS
- GRADE LEVEL & VAN HIGH LOADING
- VERY ATTRACTIVE OFFICE SPACE
- **PRICE: \$650,000**



**ADDRESS:** 367 Wilson St.  
Dunedin, FL 34698

**LOCATION:** Alt.19 to Wilson St., east to property.

**LAND AREA:** 17,000 SF  
**DIMENSIONS:** 170' x 100'

**ZONING:** GI-General Industrial - City of Dunedin  
**LAND USE:** IG – Industrial General  
**FLOOD ZONE:** X – No Flood Insurance Required

**IMPROVEMENTS:** 3,950 SF

**LEGAL DESCRIPTION:** Lengthy, in listing folder

**YEAR BUILT:** 1957 / 1978

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

**PARKING:** Abundant

**PRESENT USE:** Industrial

**TAXES:** \$4,709.66 (2020)  
**PARCEL ID #:** 27-28-15-54612-000-0090

**SALES PRICE:** \$650,000

**TERMS:** Cash to Seller at Closing

**NOTES:** Free standing building in Dunedin, FL. This renovated building has upscale office, great warehouse and newer roof. Grade level & van high overhead loading doors. Ceiling heights of 11 feet and 9 feet. Direct access and visibility to Pinellas Trail. Great location with easy access. Rare opportunity to purchase a building in very hot Dunedin.

**KEY HOOK#:** # 10 & Code

**ASSOCIATE:** Steve Klein / Mark S. Klein, CCIM

**K & H SIGNAGE:** 3 x 4

**LISTING CODE:** SI-1587-2-27/13

**SHOWING INFORMATION:** Must contact Listing Associate to arrange showing.

**SURVEY:**

