

Dunedin Office Condo For Sale – 1,050SF | \$250,000

2323 Curlew Road #7B, Dunedin, FL 34698

YOUTH & FAMILY THERAPEUTIC SERVICES



**Built Out
Medical Office**

Five Private Offices
One ADA Bathroom
New Roof
& HVAC

FHR
COMMERCIAL

SALES LEASING INVESTMENTS

A DIVISION OF FUTURE HOME REALTY

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.

- 1,050SF Of Medical Office Space
- Seller Is Asking \$250,000
- New Roof & HVAC System Installed Late 2025
- Over 180 Shared Parking Spaces Available
- Five Private Offices With Storage & Kitchenette
- Plumbing & Sinks Available In Two Offices

With a new roof and HVAC system 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.



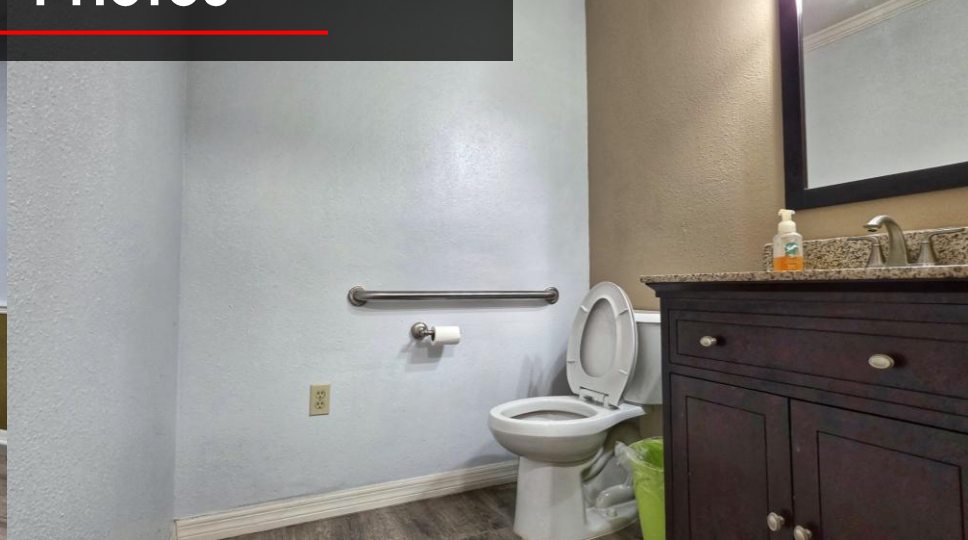
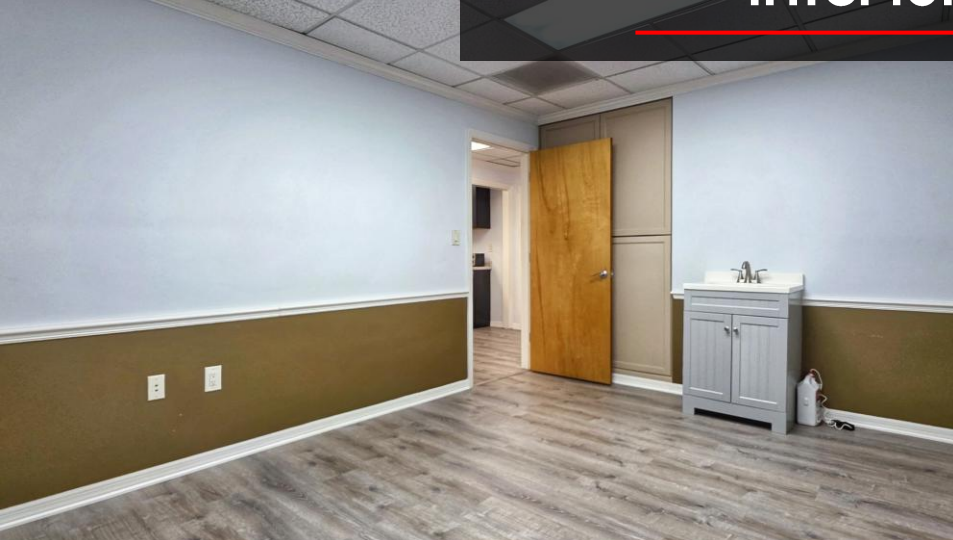


Exterior Photos

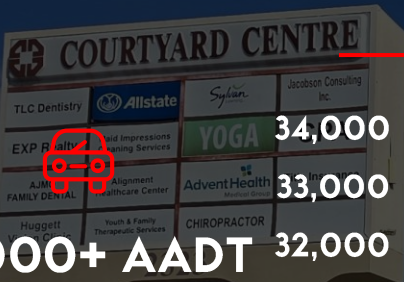




Interior Photos



Demographics



31,000+ AADT

Curlew Road

22,000+

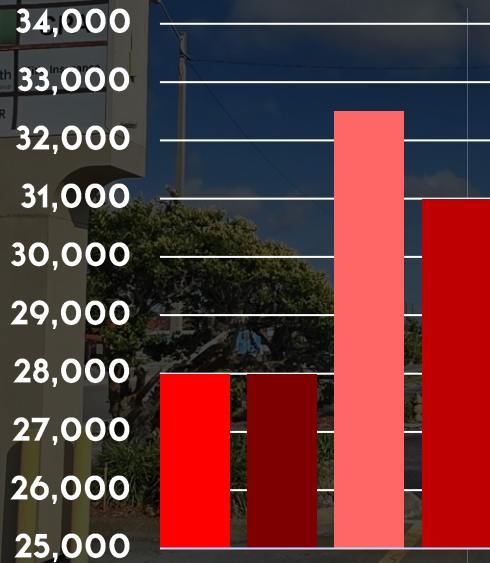
Households

\$527,000+

Average Home Price

58

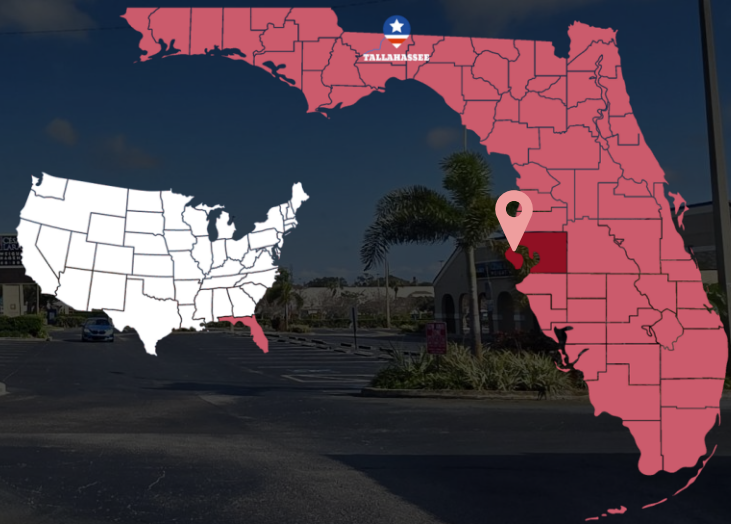
Median Age



ACTIVE DAILY TRAFFIC

■ 2021 ■ 2022 ■ 2023 ■ 2024

34698 - Dunedin, FL



38,000+

34698 ZIP Codes Population

\$67,500+

Avg. Household Income

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

Property Card

LAND INFORMATION	PARKING LOT INFORMATION
# Of Acres: 0.024	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: 1,050 SF	2026 Projected Property Taxes At \$250,000 Sales Price: \$3,785.00
Canopy: Yes	Parcel Number: 18-28-16-18700-000-0720
Pylon/Marquee: Yes	Address: 2323 Curlew Road #7B, Dunedin, FL 34698

*Information provided by Pinellas County Property Appraiser

Site Plan



01

2323 Curlew Road #7B

1. Open Area w/ Kitchenette
2. Reception/Front Office
3. Office w/ Sink
4. Office w/ Sink
5. Office
6. Storage Closet
7. Utility Storage
8. Bonus Room/Rear Office
9. ADA Bathroom

*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.

Phone:

(727) 809-3038

Email:

James.edbailey@gmail.com