



# FOR SALE

**1131 Broadway  
Dunedin, FL 34698**

- **2,576 SF Multi-family property**
- **4 Rental units; 2 Buildings**
- **Zoning: Tourist Facilities (TF)**
- **7,501 SF lot**
- **1 minute walk to Pinellas Trail**
- **5 min. walk to Down Town Dunedin**
- **Land Use Permitted:**
  - Multifamily Dwelling
  - Bed & Breakfast
  - Shop store or bank building
  - Bars, taverns, nightclubs close before 1000pm no amplified music.
  - Craft Micro Brewery, Winery or Distillery
  - Restaurant
  - Performance Arts Facility
  - Recreation Establishment
  - Fitness or Athletic Club
  - Surface Parking
  - Transit Use
  - Short Term Rentals



\*\* Seller makes no guarantees. Buyer must verify all zoning and land use information with the appropriate local authorities before making any decisions.

**Nate Hatzie**

*Commercial Sales & Leasing*

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Cell: **(727) 612-4792**



## PROPERTY OVERVIEW

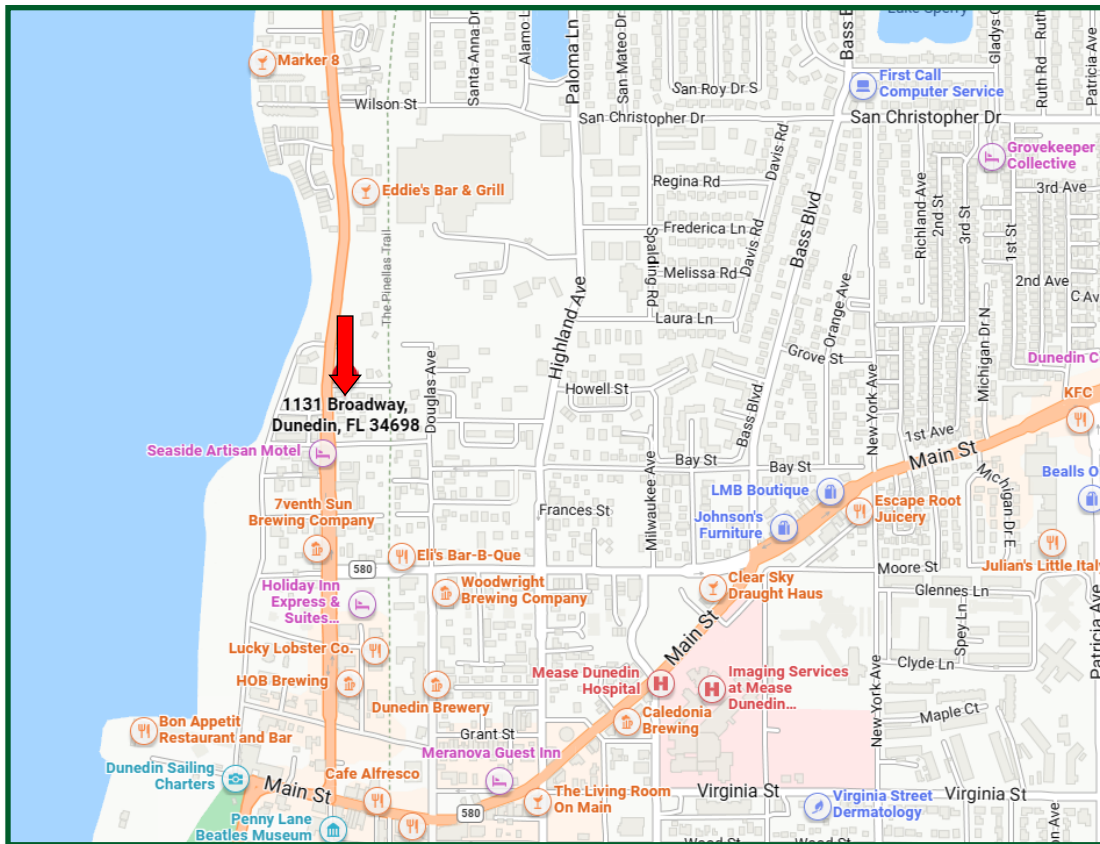
**ADDRESS:** 1131 Broadway, Dunedin, FL 34698

**LIST PRICE:** \$975,500 Owner financing considered

**LOCATION:** From Curlew go South on US Alt.. 19/Broadway. Property in on left at the intersection of Pershing St. and Broadway in Dunedin.

**SHOWING INFORMATION:** Showing must be scheduled in advance and listing Agent must accompany. Absolutely no contact with tenants or walk-arounds without advanced scheduling.

**ASSOCIATE:** Nate Hatzie  
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\*\*\*The information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. Any information of special interest should be obtained through independent verification.\*\*\*