

UPDATED FINANCIALS!

DUNEDIN PLACE

 539 New York Ave, Dunedin, FL 34698

INVESTMENT HIGHLIGHTS

- 10-Unit Multifamily Property Situated Near the Heart of Downtown Dunedin
- Attractive Unit Mix Featuring Spacious 1- and 2-Bedroom Layouts Averaging 870 SF
- All 2-Bedroom Units Include a Den Providing Additional Space for Home Offices, Guest Space, Etc.
- Each Unit Equipped with Washer/Dryer Connections and a One-Car Garage
- Value-Add Opportunity with \$10,680 in Annual Rental Upside
- Recent Capital Improvements Include Select Upgrades to HVAC Systems, Water Heaters, and Plumbing, Along with Other Enhancements
- Prime Location in a Quiet Residential Neighborhood Just 4 minutes from the heart of Downtown Dunedin & Main Streets Vibrant Shops, Restaurants, and Waterfront Charm (0.9 miles)
- Convenient Access to Major Employer BayCare Health System/Mease Dunedin Hospital (0.7 Mi)
- Close to TD Ballpark – the Home of the Toronto Blue Jays Spring Training, \$102 Million Renovation in 2019 (0.7 Mi)
- Just 2.2 miles to the Pinellas Trail, a 45-mile Paved Recreational Trail Connecting St. Petersburg to Tarpon Springs
- Easy Access to Award-Winning Beaches – Short drive to Clearwater Beach (6.9 miles), Honeymoon Island State Park (7.5 miles), and a Short Ferry Ride to Caladesi Island (8.8 miles)

INVESTMENT DETAILS

New Price	\$2,200,000
Price Per Unit	\$220,000
Number of Units	10
Year Built	1968





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