



FOR SALE

Commercial



This **renovated light industrial** property offers a highly functional layout with professional **office space** positioned at the front of the building and a versatile **warehouse** component in the rear. Thoughtfully configured to support a wide range of business operations. Located within the Neighborhood Business District of Dunedin. **Visibility** and **accessibility** are enhanced by **steady traffic along Union Street**. The front office area features **dual entry** points, creating the potential for an **owner occupant** to utilize part of the space while leasing the remaining portion. The warehouse area supports operational needs such as storage, light manufacturing, or contractor use. The building has been maintained and improved, including the installation of a new TPO roof in 2023. This provides immediate income with longer term flexibility for future use or repositioning. Opportunities combining office and warehouse space in this location are limited, making this a compelling option for investors or future owner users seeking a foothold in one of Dunedin's most desirable commercial corridors.

SQFT:
3,600

PARKING:
10 SPACES

FLOOD ZONE:
X

TWO UNITS

**CURRENT
TENANTS ON
5 YEAR LEASE
WITH OPTION
TO EXTEND 2
MORE YEARS**

LIST PRICE:
\$950,000

323.804.5043

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www.TiffanyNovitsky.com

LAUREN  **MICHAELS**
REAL ESTATE PARTNERS



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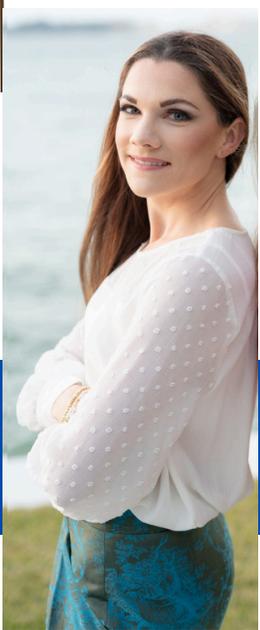
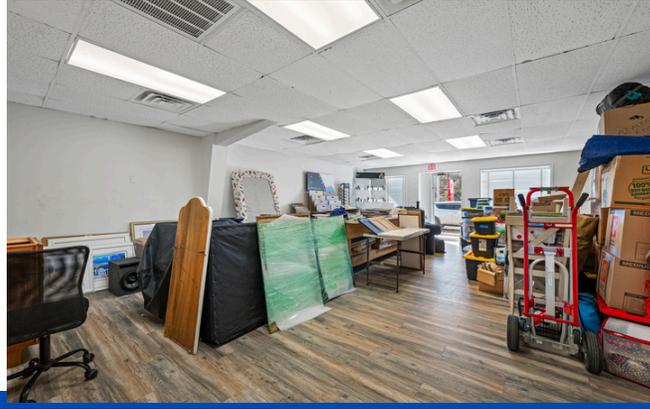
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