



- **2 Units**
- **3/1-Renovated**
- **3/2-Tenant-Month to Month**
- **Large Backyard**
- **Walkability to Downtown**
- **Golf Cart Friendly**

# DUPLEX

DOWNTOWN DUNEDIN 34698

**1139 & 1135 BASS BLVD DUNEDIN 34698**

# ABOUT

- Strong ROI when fully rented with potentially a 8% Cap Rate
- Two separate electric meters for ease of management
- One unit fully remodeled and ready to command top market rent
- Second unit occupied by a long-term, established tenant providing immediate cash flow
- Spacious backyard with potential for enhanced outdoor living or added value
- Ample parking for tenants and guests



Downtown Dunedin  
NO FLOOD INSURANCE REQUIRED  
Potential Expansion

# FINANCIALS & OPERATING EXPENSES

Seller has all financials to share





Owner, Address, or Parcel ID



Full Map



My Location



Sales



Measure



Print



Map Style



Help



Zoom to



