



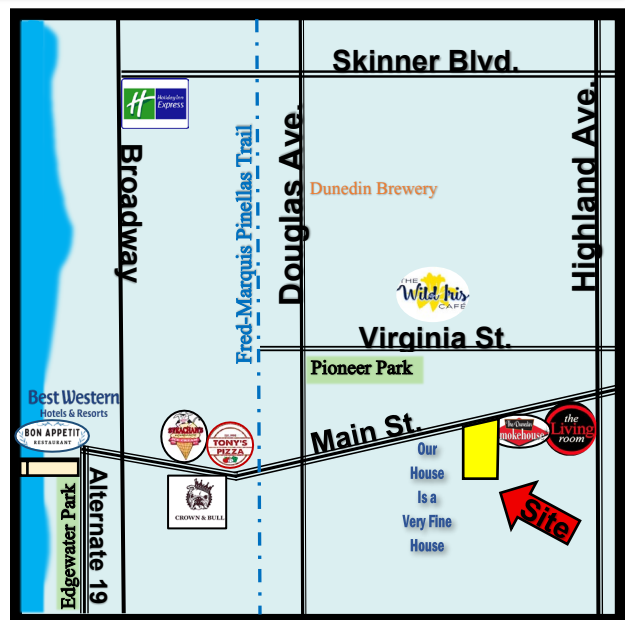
# DOWNTOWN DUNEDIN INVESTMENT PROPERTY

## FOR SALE



**465 MAIN ST.**  
**DUNEDIN, FL 34698**

- DOWNTOWN DUNEDIN REAL ESTATE INVESTMENT
- HIGHLY VISIBLE IN THE HEART OF DUNEDIN
- CURRENTLY LEASED TO FLANAGAN'S IRISH PUB
- 3 FULLY RENOVATED AIRBNB/VRBO RENTAL UNITS
- DUNEDIN IS PINELLAS COUNTY'S BEST SMALL TOWN
- **PRICE: \$2,399,000**



REVISED: 5/25/2026

## PROPERTY OVERVIEW

SI-1688

**ADDRESS:** 465 Main St.  
Dunedin, FL 34698

**LOCATION:** Main St., west, just past Highland Ave., on south side of street. (Downtown Core.)

**LAND AREA:** 2,994 SF  
**DIMENSIONS:** 37' X 70'

**ZONING:** Downtown Core – City of Dunedin  
**LAND USE:** CRD – Community Redevelopment District  
**FLOOD ZONE:** "X" (no flood insurance required)

**IMPROVEMENTS:** 5,365 SF (2-story)  
2,665 SF (1<sup>st</sup> floor) / 2,700 SF (2<sup>nd</sup> floor)

**LEGAL DESCRIPTION:** Lengthy (in listing folder)

**YEAR BUILT:** 1950 (Fully renovated 2015-2025)

**UTILITIES:** Electric – Duke Energy  
Water, Sewer & Trash- City of Dunedin

**PARKING:** street parking & public parking lots

**TAXES:** \$15,405 (2025)

**PRESENT USE:** Net Leased Restaurant & short term rentals

**PARCEL ID:** 34-28-15-01044-000-0040

**TERMS:** Cash at Closing

**TRAFFIC COUNT:** 3,600 AADT

**PRICE:** \$2,399,000

**NOTES:** Rare downtown Dunedin real estate investment opportunity. Located in the heart of wonderful Downtown Dunedin this fully renovated freestanding commercial & residential real estate investment opportunity is now available for purchase. The first floor is home to the popular Dunedin institution - Flanagan's Irish Pub - on a recently extended long-term NNN lease. The second floor contains 3 beautifully renovated Airbnb/Vrbo short term rental apartment units, each crafted with a gorgeous modern design and high finishes. The rental income from Flanagan's Irish Pub along with the rental income from the 3 short-term rentals will provide a buyer with an excellent real estate investment in an irreplaceable Dunedin location.

**KEY HOOK #:** N/A

**ASSOCIATE:** Angel Calkins (727) 483-2512

**K&H SIGNAGE:** N/A

**LISTING CODE:** SI-1688-2-14

**SHOWING INFORMATION:** Call listing agent for showing. Please do not disturb tenants.



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