



KLEIN & HEUCHAN, INC
REALTORS

Commercial/Investment/Real Estate Services

LO-1243

COMMERCIAL BUILDING FOR LEASE



1260 MAIN ST.
DUNEDIN, FL 34698

- 2,495 SF BUILDING
- FREE-STANDING
- HIGH PROFILE
- LOTS OF PARKING
- CLOSE TO DOWNTOWN
- **LEASE RATE: \$18/SF MODIFIED GROSS**
- **MONTHLY RENT: \$3,742.50**



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www.kleinandheuchan.com



Revised: 8/10/2022

PROPERTY OVERVIEW

LO-1243

ADDRESS: 1260 Main St.
Dunedin, FL 34698

LOCATION: Property is on the Northwest corner of Main St. and Lady Marion Lane approximately 1 mile West of CR-1 (Keene Rd.)

LAND AREA: 16,632 SF
DIMENSIONS: 132' x 126'

ZONING: FX-M / Form-Based Medium (City of Dunedin)
LAND USE: R&S (Retail & Services)
FLOOD ZONE: X (No flood Insurance Required)

IMPROVEMENTS: 2,450 SF

LEGAL DESCRIPTION: Lengthy (in listing folder)

YEAR BUILT: 1957

UTILITIES: Electric – Duke Energy
Water & Sewer – City of Dunedin

PARKING: 16 spaces

PRESENT USE: Plumbing Company

TAXES: \$5,328.32 (2021)
PARCEL ID #: 26-28-15-00000-240-1000

LEASE RATE: \$18.00/SF Modified Gross

NOTES: Great opportunity to lease a high profile commercial building on Main St. (SR 580). This building is close to downtown without the downtown price. Smaller office with 2 overhead roll-up doors. .

KEY HOOK #: 19

ASSOCIATE: Larry Gilbert

K&H SIGNAGE: 3X4

LISTING CODE: LO-1243-3-31

SHOWING INFORMATION: Agent must accompany all showings with a 24-hour notice.

LEASING INFORMATION

PROJECT SIZE: 2,495 SF

SPACE AVAILABLE: 2,495 SF

PARKING: 16 spaces

OCCUPANCY: Immediate

RENT: \$3,742.50 Per Month + Expenses

ESCALATION: 5% Annually

OTHER CHARGES	LESSOR	LESSEE
Real Estate Taxes	X	
Insurance	X	
Insurance: Personal Property & Liability		X
Trash		X
Exterior Maintenance		X
Interior Maintenance		X
Water		X
Management	X	
Electric		X

MINIMUM TERM: 3 years

SIGNAGE: Pylon