

# **THE PROFESSIONAL CENTER**

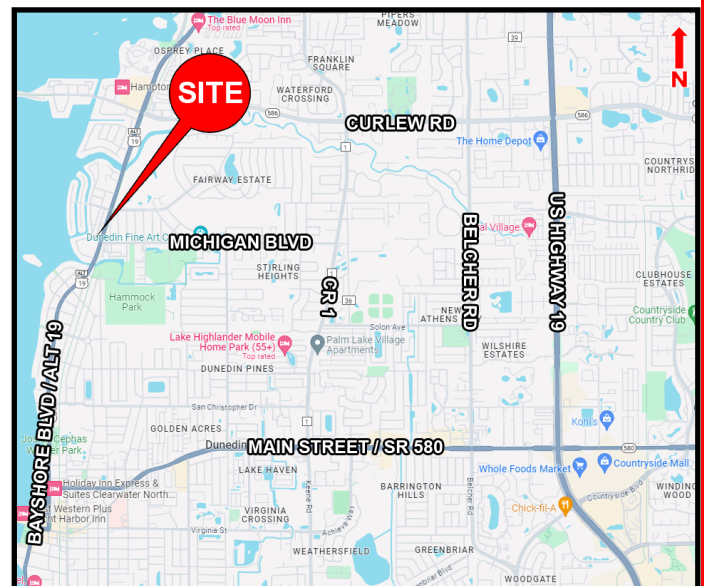
**DUNEDIN, FL**

**FOR SALE - Medical /Professional Bldg.**



**1960 Bayshore Blvd. Bldg. C  
Dunedin, FL 34698**

- **Motivated seller! Bring ALL offers!**
- **Building C consists of 2,787SF (mol) freestanding Professional / Medical Office Building.**
- **Ready for YOUR Occupancy!**
- **Ideal for small business, self-proprietor or investor.**
- **Monument signage available.**
- **New roof in place 2024.**
- **Immediate Occupancy Available!**
- **SALE PRICE: \$589,500**



2270 Drew St, Suite D, Clearwater, FL 33765 Tele:727.784.1007 Fax:727.784.1008

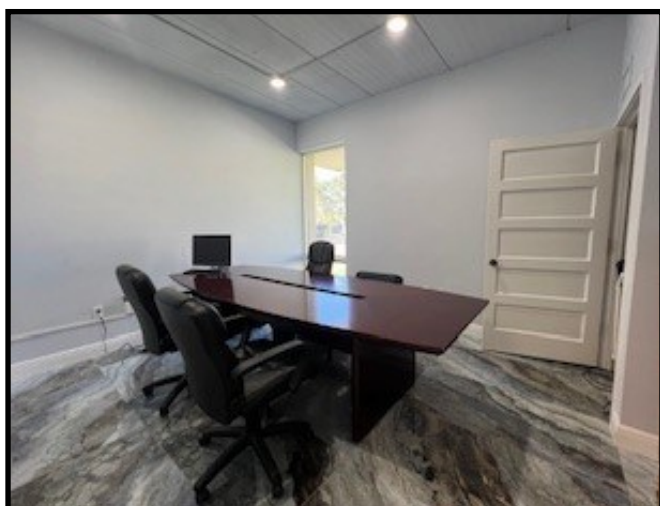
[www.boardwalkcompany.com](http://www.boardwalkcompany.com)

The information contained herein was collected from sources deemed to be reliable. The Boardwalk Company, its' Officers, Agents, Representatives and Sellers make NO warranties or representations of any manner as to the accuracy, misstatement of facts, errors or omissions, prior sale, change of price, terms, withdrawal from market without notice or other modifications. Buyer, Tenants, Prospects and ALL Parties shall verify ALL information independently.



**NOW**  
**Available!**  
**Price**  
**Reduced!!**  
**Make**  
**Offer Now!**

**Address:** 1960 Bayshore Blvd, Building C  
 Dunedin, FL, 34698  
**Property ID:** 22-28-15-73161-000-0030  
**Unit Availability:** Building C  
**Size:** 2,787 SF  
**Year Built:** 1977  
**Zoning:** FX-M (Med Intensity) Urban Center  
**Land Use:** R&S-L Retail & Services Limited  
**SALE PRICE:** \$589,500



### **2023 DEMOGRAPHICS**

|                      | <b><u>1 Mile</u></b> | <b><u>3 Miles</u></b> | <b><u>5 Miles</u></b> |
|----------------------|----------------------|-----------------------|-----------------------|
| <b>Population</b>    | <b>5,965</b>         | <b>57,499</b>         | <b>158,036</b>        |
| <b>Households</b>    | <b>2,713</b>         | <b>27,389</b>         | <b>73,118</b>         |
| <b>Avg HH Income</b> | <b>\$92,250</b>      | <b>\$75,910</b>       | <b>\$81,915</b>       |

Demographics Source: CoStar



2270 Drew St, Suite D, Clearwater, FL 33765 Tele: 727.784.1007 Fax: 727.784.1008  
[www.boardwalkcompany.com](http://www.boardwalkcompany.com)

The information contained herein was collected from sources deemed to be reliable. The Boardwalk Company, its Officers, Agents, Representatives and Sellers make NO warranties or representations of any manner as to the accuracy, misstatement of facts, errors or omissions, prior sale, change of price, terms, withdrawal from market without notice or other modifications. Buyer, Tenants, Prospects and ALL Parties shall verify ALL information independently.