

DUNDEE, FL

# 960 SF DOWNTOWN OFFICE FOR SALE



For more information please contact:

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# HIGHLIGHTS

**LOCATION:** Property is located in the heart of downtown Dundee, FL at the southwest corner of Main Street and Center Street across from the Town Hall and the Police Department. Traffic light at this intersection.

**SIZE:** The building is 960 SF.

**PARKING:** The property has 4 parking spaces in rear. On-street parking also allowed.

**FRONTAGE:** 90 feet on Main St. 55 feet on Center St.

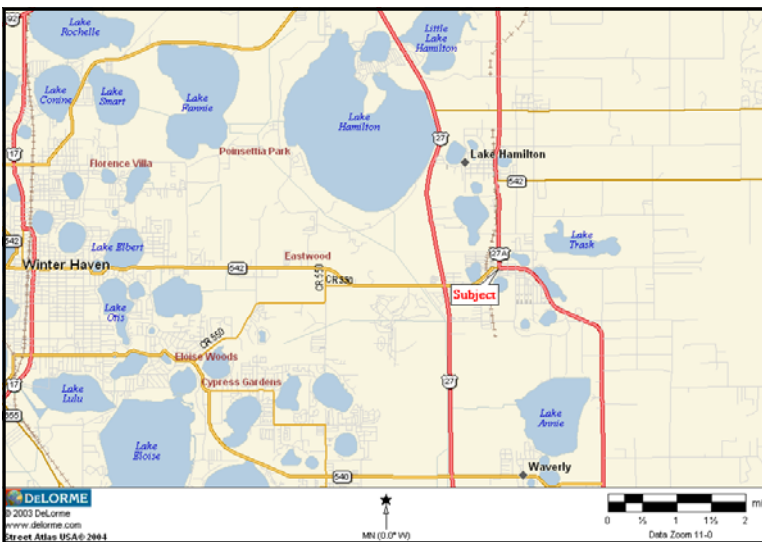
**2007 TRAFFIC COUNTS:** 10,100 AADT on Main St.

**ZONING:** CC- General Retail Commercial.

**UTILITIES:** Water and sewer from the Town of Dundee. Progress Energy electric service.

**PRICE:** \$139,900

**COMMENTS:** Completely renovated in 2005. Move-in Ready. Half of the building is currently leased. Use one side and collect rent on the other! Investment opportunity with great appreciation potential at this traffic lighted intersection.



2008 DEMOGRAPHICS	1 Mile:	3 Miles	5 Miles
Population	3,489	10,342	36,374
Total Population Median Age	41.3	45.9	47.3
Household Average Income	\$42,894	\$56,545	\$64,145
Median Household Income	\$35,334	\$40,725	\$46,938

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