

# SALE

## RETAIL BUILDING IN NEW SMYRNA BEACH'S PRIME LOCATION

417 Canal St New Smyrna Beach, FL 32168



### OFFERING SUMMARY

Sale Price:	\$824,900
Building Size:	1,920 SF
Available SF:	1920
Lot Size:	2,857 SF
Number of Units:	1
Price / SF:	\$429.64
Cap Rate:	8%
Year Built:	1966
Zoning:	MU

### PROPERTY OVERVIEW

This 1,920 SF single-tenant retail building sits in the heart of New Smyrna Beach on highly desirable Canal Street, surrounded by boutiques, galleries, restaurants, and specialty shops that draw steady foot traffic from both locals and tourists. Zoned Mixed-Use (MU), the property offers flexibility for a wide range of retail uses and benefits from excellent visibility, strong walkability, and proximity to the riverfront, city parks, and cultural attractions. Currently leased to a retail tenant under a newly signed 3-year agreement, this investment delivers immediate, stable cash flow in one of Florida's most vibrant coastal communities.

### PROPERTY HIGHLIGHTS

- Steady foot traffic year-round
- Located in the heart of New Smyrna Beach's historic District.
- Prime Canal Street frontage with high visibility
- Surrounded by popular shops, dining, and entertainment

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