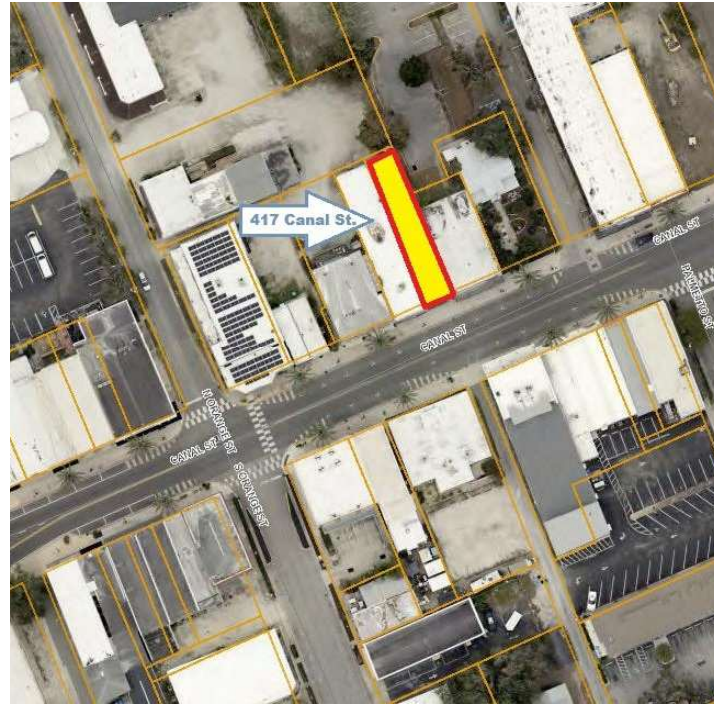


# SALE

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

417 Canal St New Smyrna Beach, FL 32168



### OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	1,920 SF
Lot Size:	2,857 SF
Number of Units:	1
Price / SF:	\$442.71
Cap Rate:	8%
Year Built:	1966
Zoning:	MU

### PROPERTY OVERVIEW

Introducing a prime investment opportunity on highly desirable Canal Street in New Smyrna Beach, FL. This vibrant corridor is renowned for its thriving mix of cafes, restaurants, and specialty shops, attracting consistent foot traffic from both locals and tourists.

This attractive 1,920 SF building offers a single unit ideal for a retail or street retail investor. Zoned for Mixed-Use (MU), this property is perfectly situated for a wide range of retail ventures. Located in the heart of New Smyrna Beach, this offering promises high visibility and foot traffic. Just steps from the riverfront, city parks, and cultural attractions, this location offers unmatched walkability and charm in one of Florida's most desirable coastal communities. The business is separate and is currently under a newly signed 3-year lease for a retail shop.

### PROPERTY HIGHLIGHTS

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

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