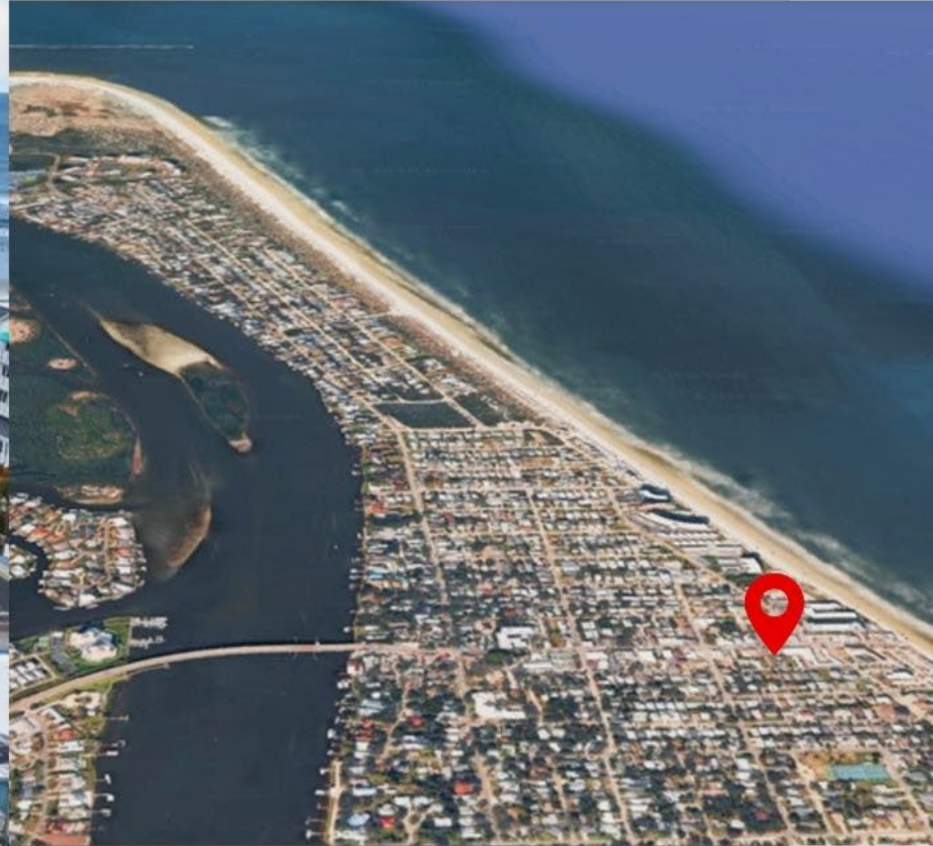


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IGNACIOBARSOTTELLI@GMAIL.COM



Exceptional Investment Offering

BY IGNACIO BARSOTTELLI

LOCATION. LOCATION. LOCATION. PREMIER MULTI-USE PROPERTY ON FLAGLER AVENUE | NEW SMYRNA BEACHSIDE

REAL ESTATE LISTING PRESENTATION | 2026

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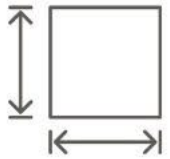
411 Flagler Ave

Property Overview:

PREMIER INCOME-PRODUCING ASSET IN THE HEART OF NEW SMYRNA BEACH'S VIBRANT BEACHSIDE DISTRICT.

Situated along iconic Flagler Avenue in the heart of New Smyrna Beach's beachside commercial district, 411 Flagler Avenue represents a rare multi-structure investment opportunity within one of Central Florida's most desirable coastal destinations. Just steps from the Atlantic Ocean and surrounded by established dining, retail, and hospitality venues, the property benefits from exceptional visibility, strong pedestrian activity, and year-round tourism demand.

Investment Highlights

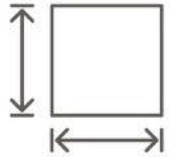


Mixed Used - 75' x 69' LOT

The offering includes two improved commercial buildings connected by a private courtyard that enhances both operational flexibility and customer experience.



Investment Highlights



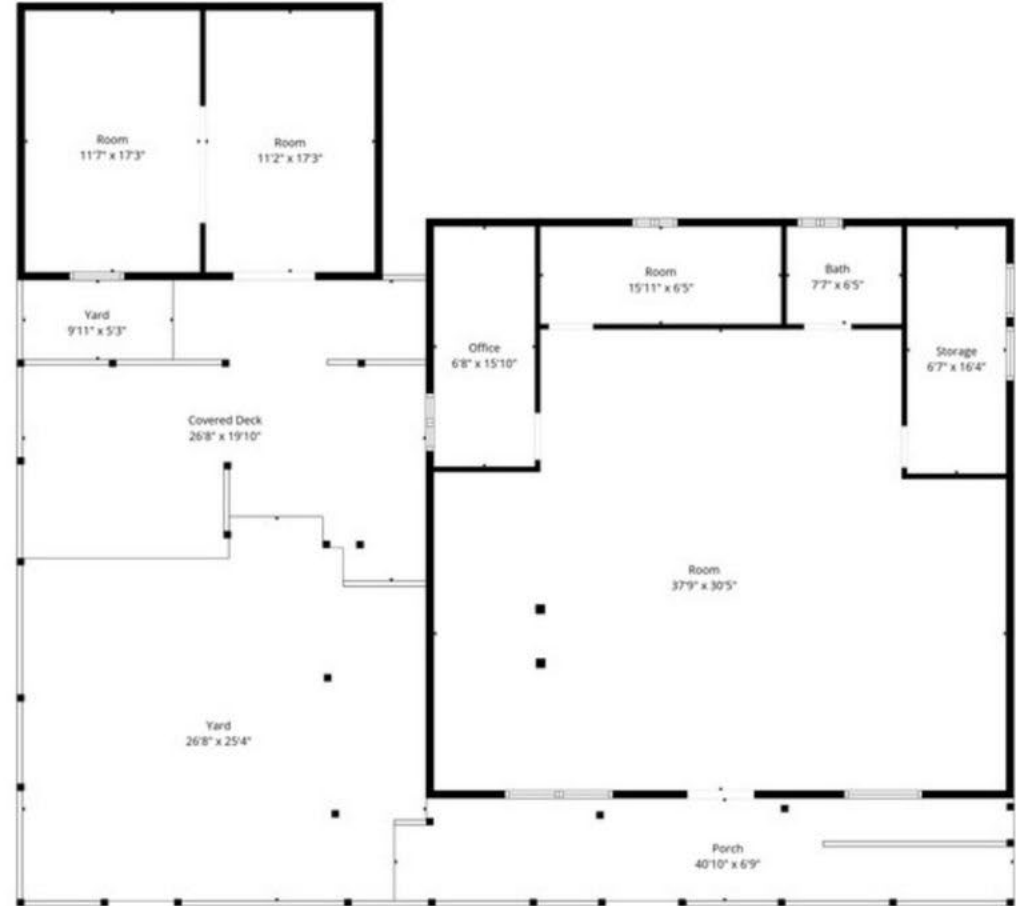
Mixed Used – 75' x 69'

The offering includes two improved commercial buildings connected by a private courtyard that enhances both operational flexibility and customer experience.

GLA APPROX 1,977 SQ.FT

Area	Approx Sq Ft
Main Building:	1,521.00
Second Building:	450
Yard / Cover Deck / Porch:	1,240

*Not including walls



TOTAL: 1697 sq. ft
 1st floor: 1697 sq. ft
 EXCLUDED AREAS: STORAGE: 107 sq. ft, PORCH: 274 sq. ft, COVERED DECK: 429 sq. ft,
 WALLS: 118 sq. ft

GLA APPROX 1,971 SQ.FT

The main building features a renovated open-concept commercial layout with modern finishes, abundant natural light, and a covered front porch that strengthens street presence and engagement.

A secondary detached structure provides additional leasable or owner-use space, ideal for boutique retail, studio operations, professional services, or income-producing tenancy. The shared courtyard with deck and landscaped elements creates a distinctive coastal environment that supports outdoor activation, events, and enhanced customer interaction.



 Unmatched Location.

Location like this doesn't just support a business—it drives it.

Location Advantages

- Prime Flagler Avenue Frontage – positioned on one of the most iconic and highest-traffic corridors in New Smyrna Beach
- Steps to the Ocean – direct access to the beach just moments away
- Walkable Lifestyle – surrounded by top restaurants, cafés, boutiques, and nightlife
- Year-Round Foot Traffic – consistent flow from locals, tourists, and seasonal visitors
- Heart of Beachside District – the epicenter of commerce, entertainment, and coastal culture
- Event-Driven Exposure – benefit from festivals, art walks, and community events that draw thousands
- High Visibility & Accessibility – exceptional exposure for retail, office, or hospitality use
- Surrounded by Established Businesses – strong neighboring anchors that drive continuous activity

Final Notes:



- Prime real estate with strong ROI
- Flexible interior layout ideal for retail, wellness, office, gallery, restaurant, or mixed commercial
- Turnkey cash flow from day one
- Extensive interior renovations
- Ideal investment potential for owner occupancy, rental income, or long-term redevelopment



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