

FOR SALE
VACANT LOT 17 - NSB
833 MARALYN AVE. NEW SMYRNA BEACH, FL 32169



Vacant Lot located in New Smyrna Beach, Florida. Perfect to build a dream home at the beach. New Smyrna Beach It's known for being one of the best surf towns in the US. Excellent Public school system ratings. Close from Indian River Village Shopping Mall: Publix, Bealls, Restaurants, Retails and more.

- Short Term Rental Zone.
- 50' x 99' Lot
- Few blocks from Downtown Flager Ave shops, boutiques and restaurants.
- Easy walking distance to the Beach.
- Across Marianne Clancy Park.

PROPERTY HIGHLIGHTS

SIZE:
4,947 SF - 0.11 ± Acres Total

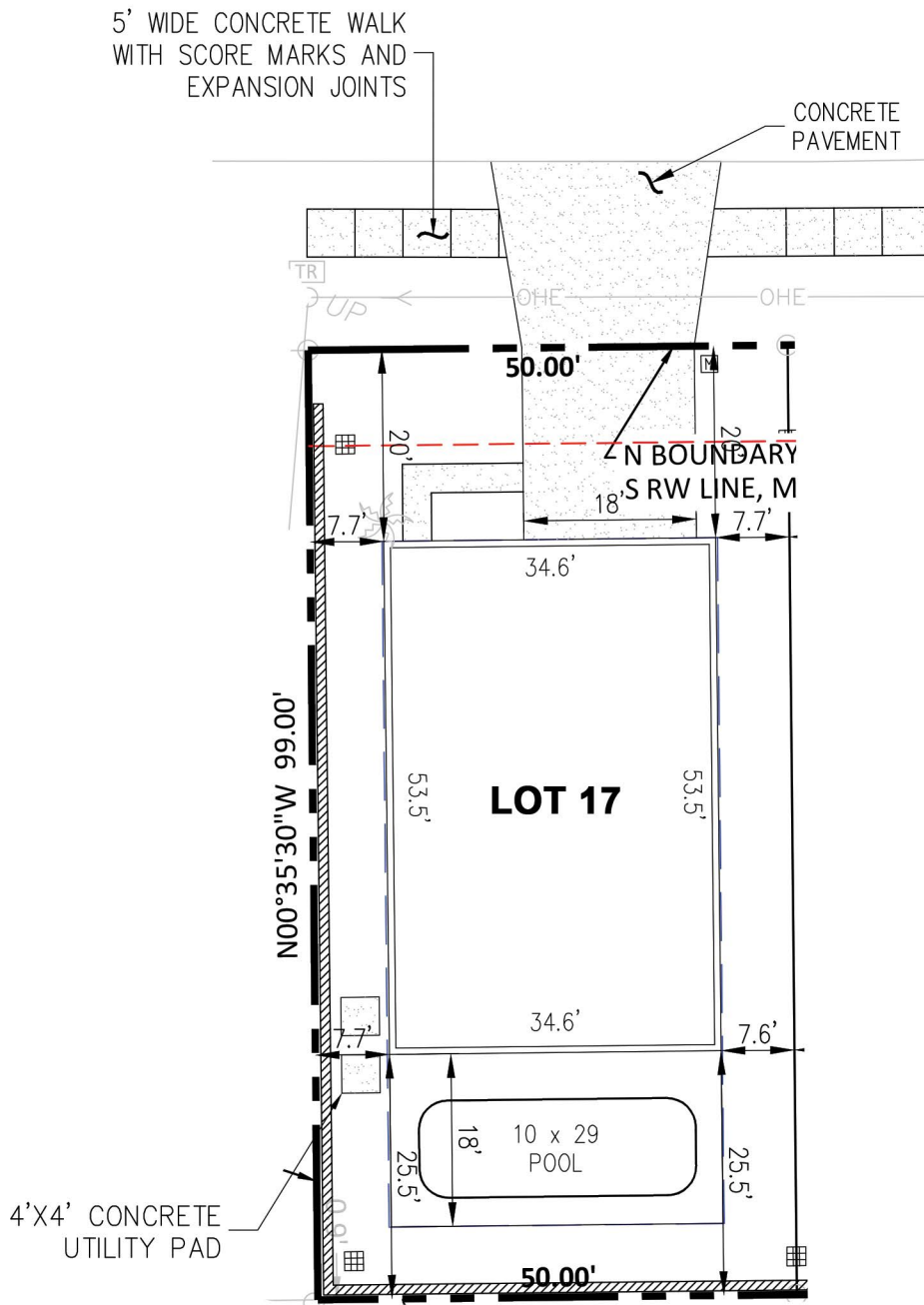
ZONING:
Residential

ADDRESS:
833 Maralyn Ave.
New Smyrna Beach, FL 32169

COUNTY:
Volusia County

PRICE:
\$695,000

SITE PLAN

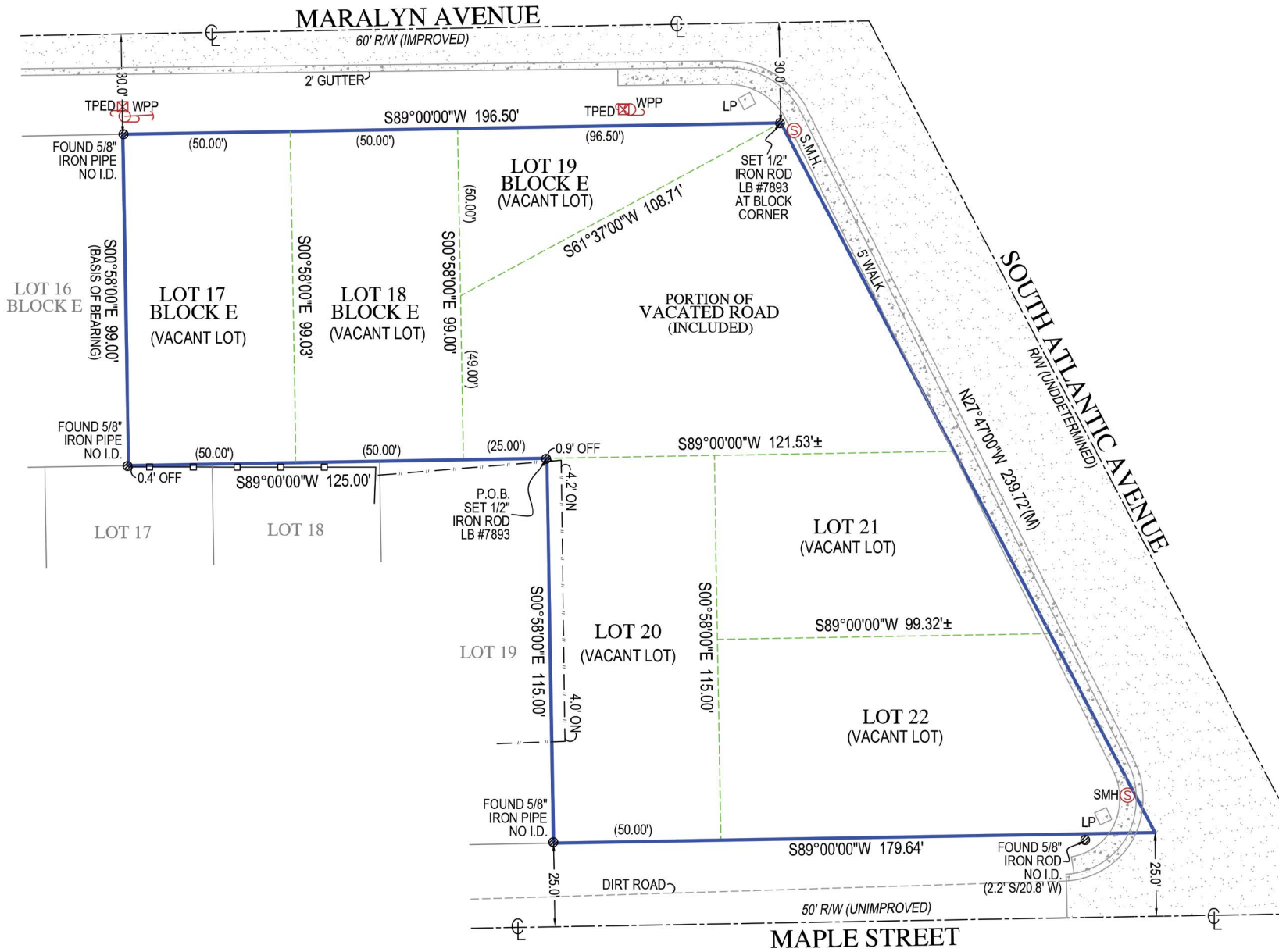


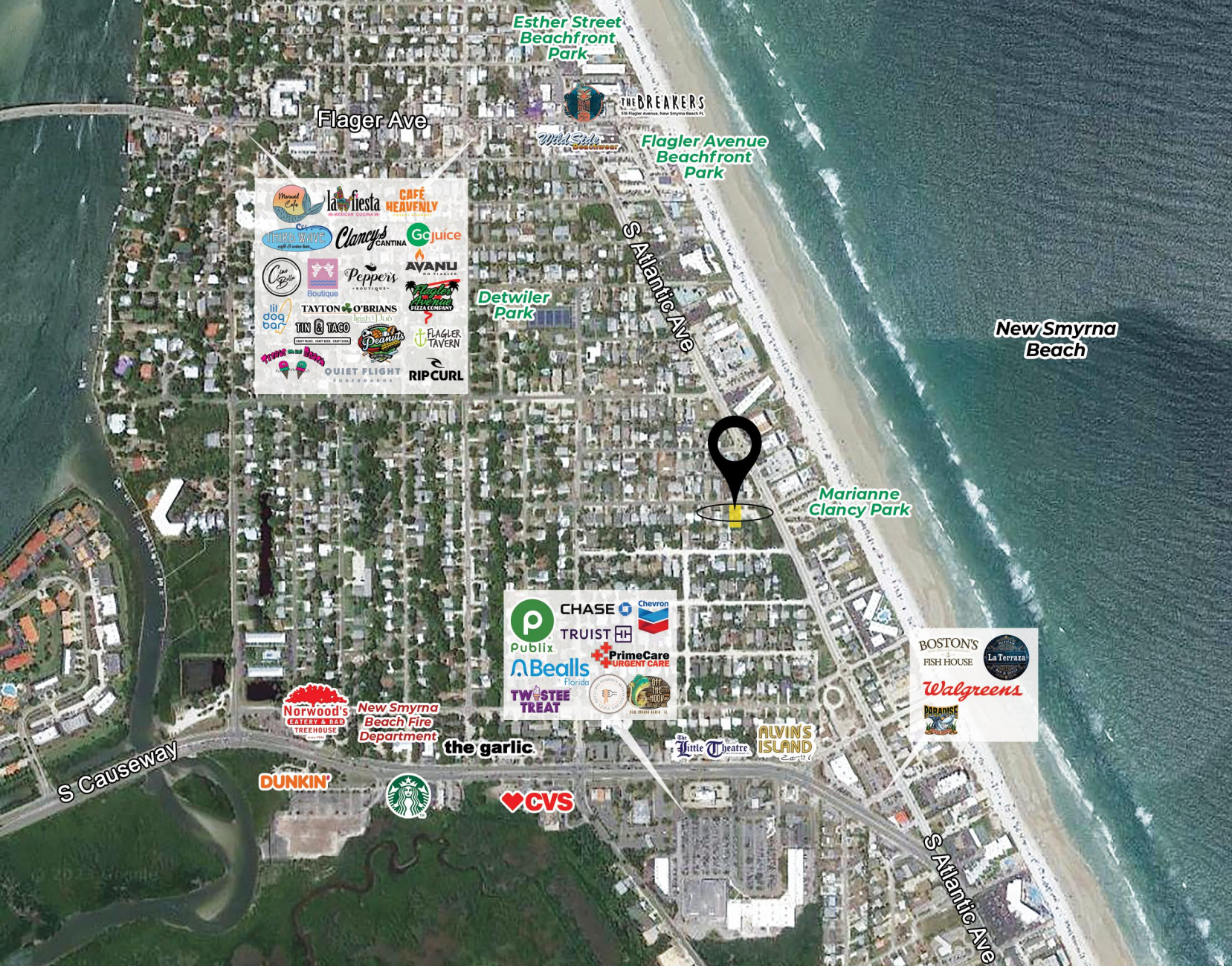
LOT 17

PARCEL AREA: 4,947 SF / ±0.11 AC

MAX. BUILDING COVERAGE 40% = 1,979 SF
*1,851 SF BUILDING SHOWN

MAX. PROPOSED IMPERVIOUS = 60%
PERVIOUS: 2,028 SF (41.0%)
IMPERVIOUS: 2,919 SF (59.0%)





BOBBY LUTHRA

Licensed Real Estate Associate

407-468-0099

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OFFICE LOCATION:

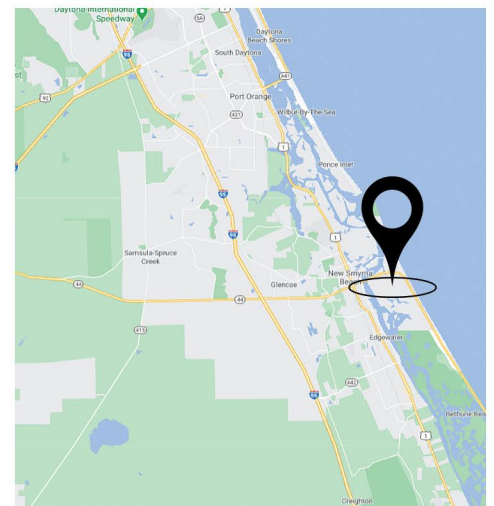
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