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# Elegant Mixed-Use Investment Property on Canal Street

DISCOVER YOUR NEXT INVESTMENT OPPORTUNITY TODAY



BY IGNACIO BARSOTTELLI

**A PRIME OPPORTUNITY IN NEW SMYRNA BEACH, FL, WITH DIVERSE TENANT BASE AND HIGH VISIBILITY.**

REAL ESTATE LISTING PRESENTATION | MAY 2023

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# 801 Canal Street

## Property Overview: 801 Canal Street

### PRIME INVESTMENT OPPORTUNITY IN NEW SMYRNA BEACH

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This **0.79 acre lot** features a mixed-use layout with renovated interiors. The property boasts **high visibility**, attracting diverse tenants. With a **~9.97% CAP rate** and owner financing available, it's an ideal investment for operators and developers alike.

# Investment Highlights



\$9,100 Monthly Income

## **Strong cash flow for investors**

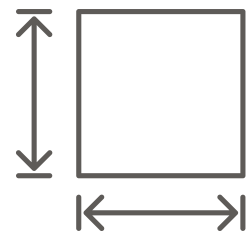
The property generates \$9,100 in monthly income, ensuring consistent returns.



Owner Financing Available

## **Flexible financing options for buyers**

Owner financing options make this investment accessible for more buyers.



0.79 Acre Lot

## **Ample space for development and expansion**

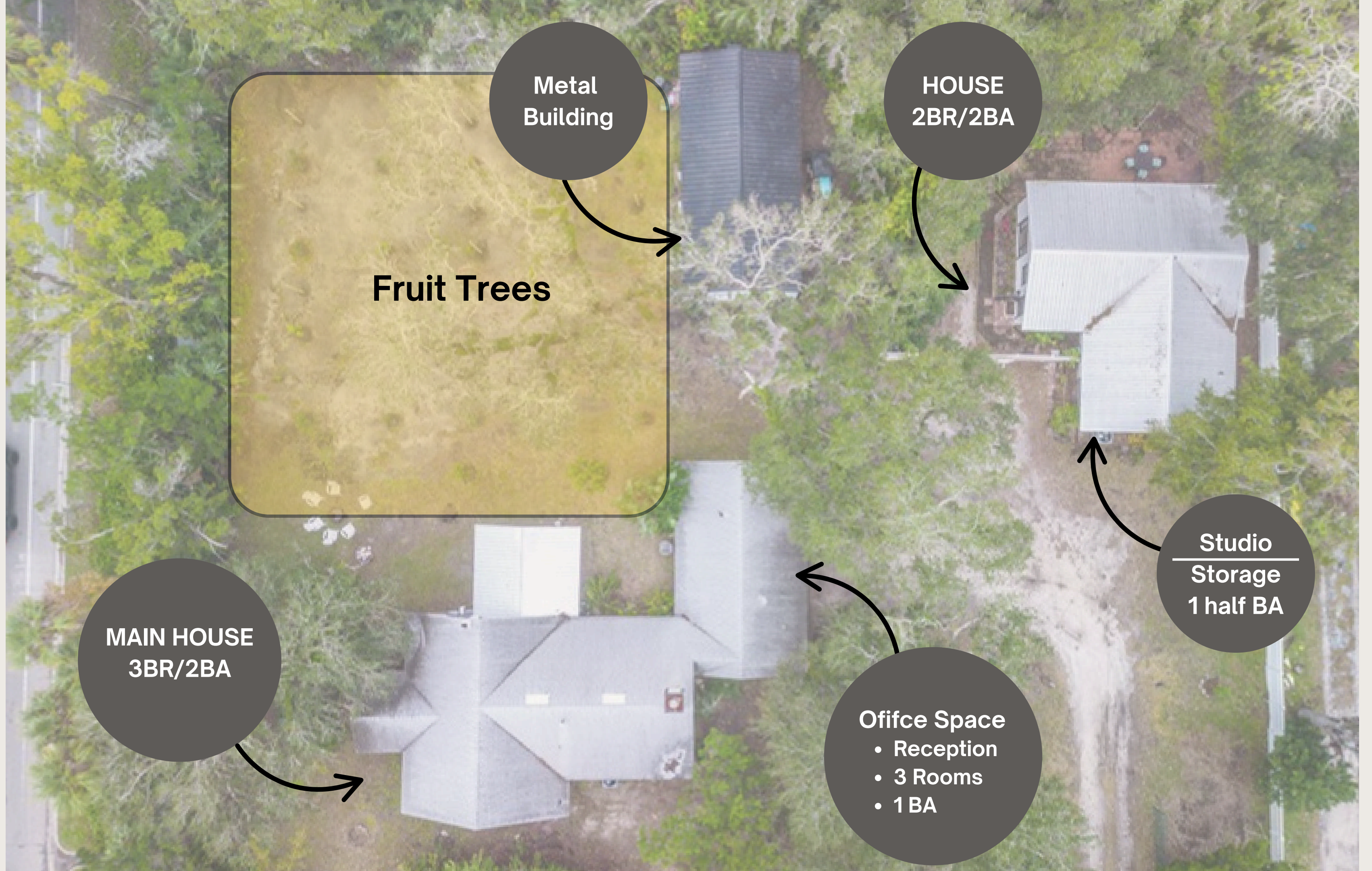
This 0.79 acre lot offers significant expansion potential for future growth.



# Ideal For:

- Real Estate Investors looking for high cash-flow
- Developers interested in future expansion
- Owner-users wanting to operate a business onsite
- Boutique hoteliers or medical professionals





**Metal  
Building**

**HOUSE  
2BR/2BA**

**Fruit Trees**

**MAIN HOUSE  
3BR/2BA**

**Studio  
Storage  
1 half BA**

**Ofifce Space**  
• Reception  
• 3 Rooms  
• 1 BA

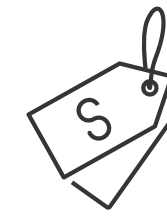
# MIXED – USED



Great Location.

- **Highly Visible Corner Lot** on the most trafficked street in New Smyrna Beach
- **Mixed-Use** Property with strong rental history & diversified tenant base
- **Prime Location** – Walking distance to downtown Canal & Flagler Avenue shops, restaurants, galleries, and 7 minutes to the beach

# MIXED – USED



Great Price.

- Current Monthly Income: \$9,100
- Annual Gross Income: \$109,200
- Owner Financing Available – Flexible terms!



Great Size.

- **Open Land Included** – Room to build a pool or expand square footage (great for added value)
- **Fully Renovated** – High-end finishes, modern design, and tasteful decor
- **Versatile Layout** – 6 bedrooms / 5.5 bathrooms, suitable for short-term rental, professional offices, medical, or boutique retail



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# CURRENT TENANTS & RENT ROLL:

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Tenant / Business	Use	Monthly Rent
FaceWrap System LLC	Processing Facility & Parking	\$1,500
FaceWrap System (Storage Unit 1)	Storage & Parking	\$700
Axial LLC (Storage Unit 2)	Storage & Parking	\$700
Alchemy Getaways (Storage Unit 3)	Storage & Parking	\$700
Canal Street Alchemy 2	2BR/2BA & Parking	\$1,500
Canal Street Alchemy 3	3BR/3BA & Parking	\$2,500
Bernadette Woods OD PA	Medical Office & Parking	\$1,500
Total Monthly Income		\$9,100



# 5-Year Pro-Forma Projection



## 5 YEAR PRO-FORMA PROJECTION BASED ON:

- Starting annual gross rent:  $\$9,100 \times 12 = \$109,200$
- Annual rent growth: 3%
- Operating expense ratio: 30% of gross

Year	Gross Income	Expenses (30%)	Pro-Forma NOI	Pro-Forma Cap Rate
1	\$109,200	\$32,760	\$76,440	6.98%
2	\$112,476	\$33,743	\$78,733	7.19%
3	\$115,850	\$34,755	\$81,095	7.41%
4	\$119,326	\$35,798	\$83,528	7.63%
5	\$122,905	\$36,872	\$86,034	7.86%

# The Features.



## 3 Bedrooms.

The bedrooms feature coastal-inspired decor, crisp linens, and peaceful garden views—perfect for a relaxing retreat.



## 3 Bathrooms.

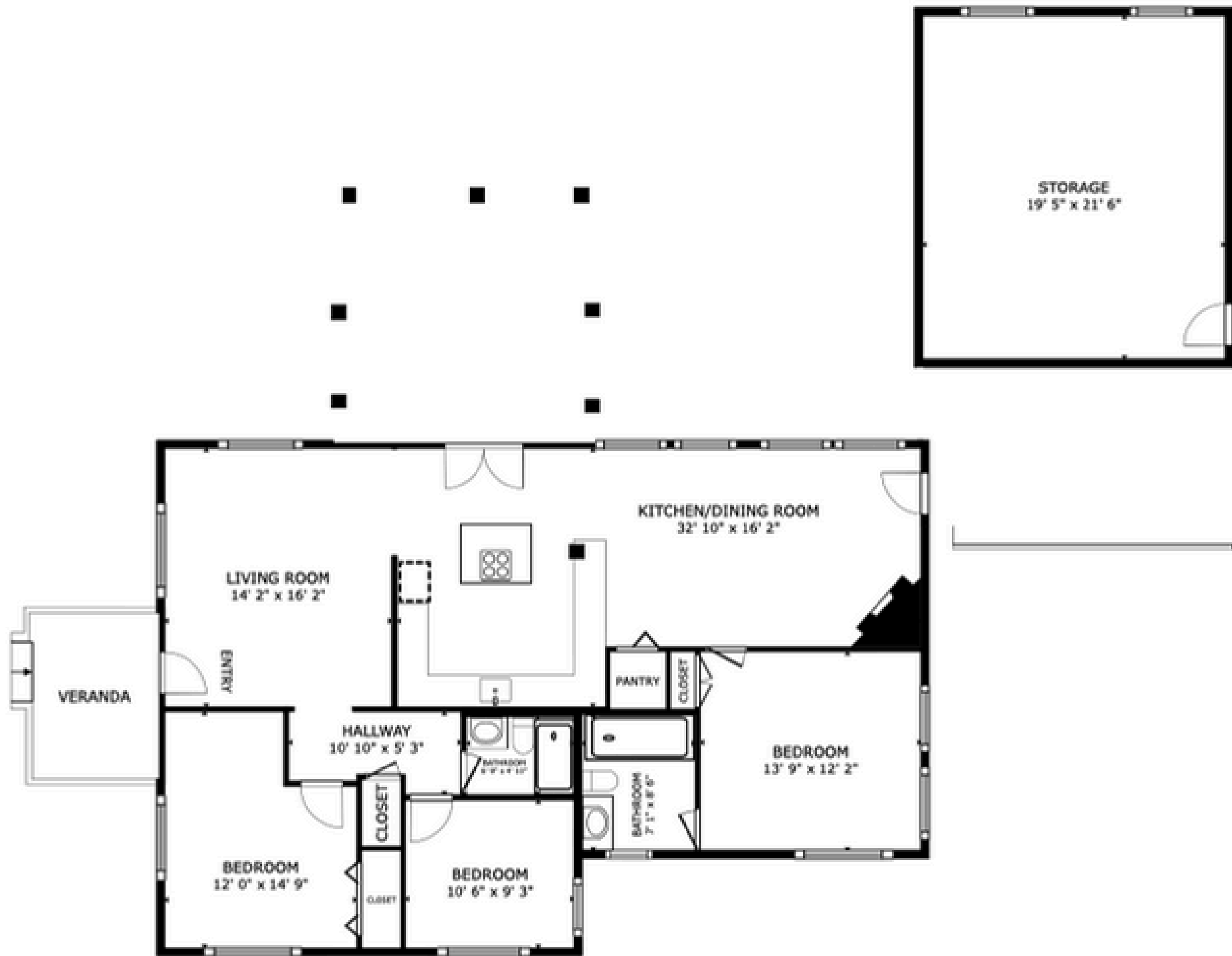
Bathrooms are stylishly updated with walk-in glass showers, elegant tile work, and modern vanities—designed for comfort and coastal charm.



## Full Kitchen

This beautifully updated coastal-style kitchen features all new stainless steel appliances, crisp white cabinetry, quartz countertops, and shiplap details. Woven pendant lighting and a cozy island with seating for two add the perfect touch of beachy charm.





FLOOR PLAN

# The Features.



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## 2 Bedrooms.

Coastal-inspired bedrooms with king beds, soft lighting, and calming décor—perfect for a peaceful and restful stay.



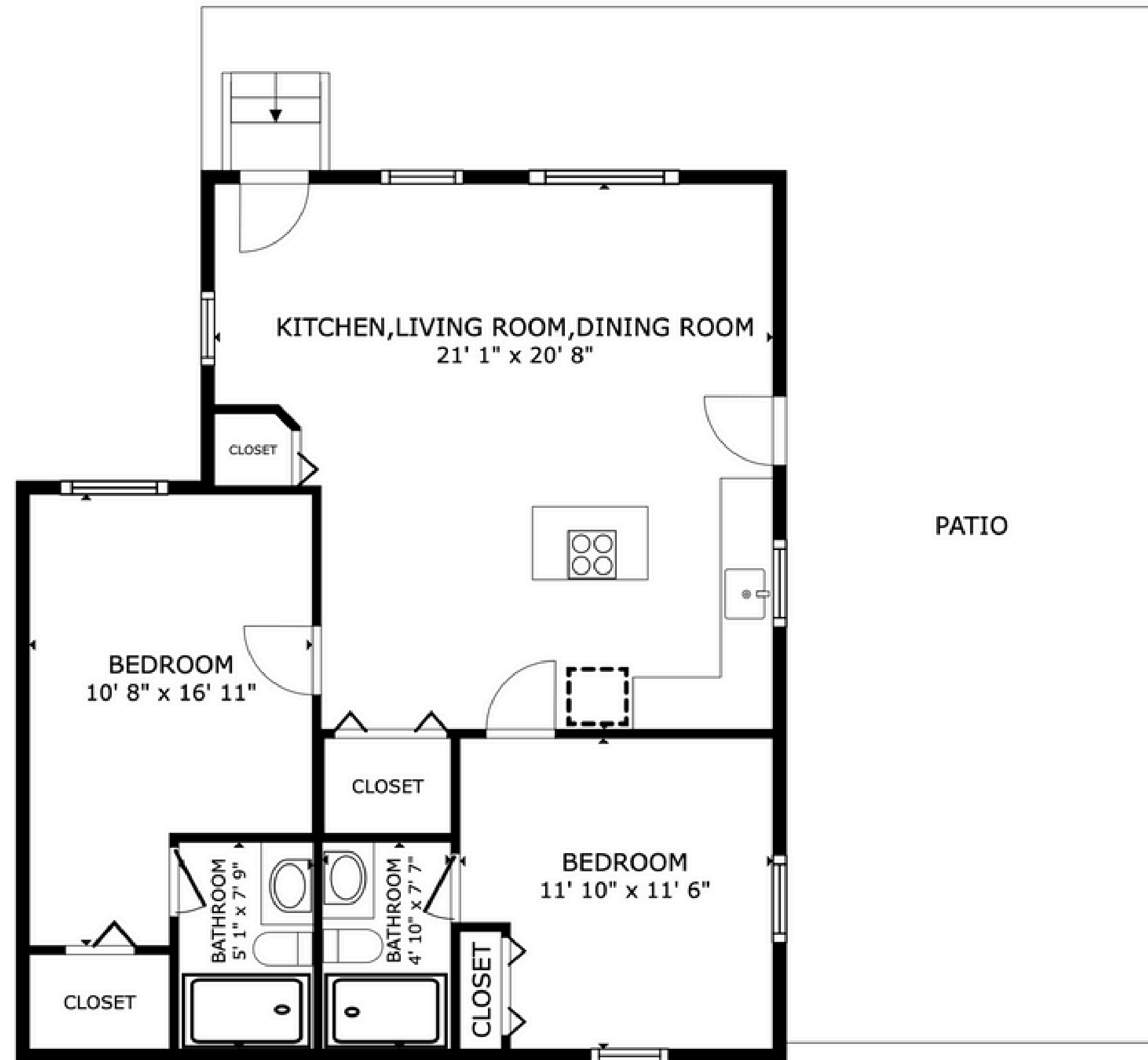
## 2 Bathrooms.

Chic and coastal bathroom featuring a glass walk-in shower, pebble tile accents, and a stylish vanity with brass fixtures.



## Full Kitchen

Modern and inviting kitchen with all new stainless steel appliances, sleek black countertops, and cozy bar seating—perfect for entertaining.



FLOOR PLAN



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# Office Space Features.



## Reception

Welcoming reception area with modern wood-accented seating, a clean white desk, and warm, coastal-inspired touches.



## 3 Rooms.

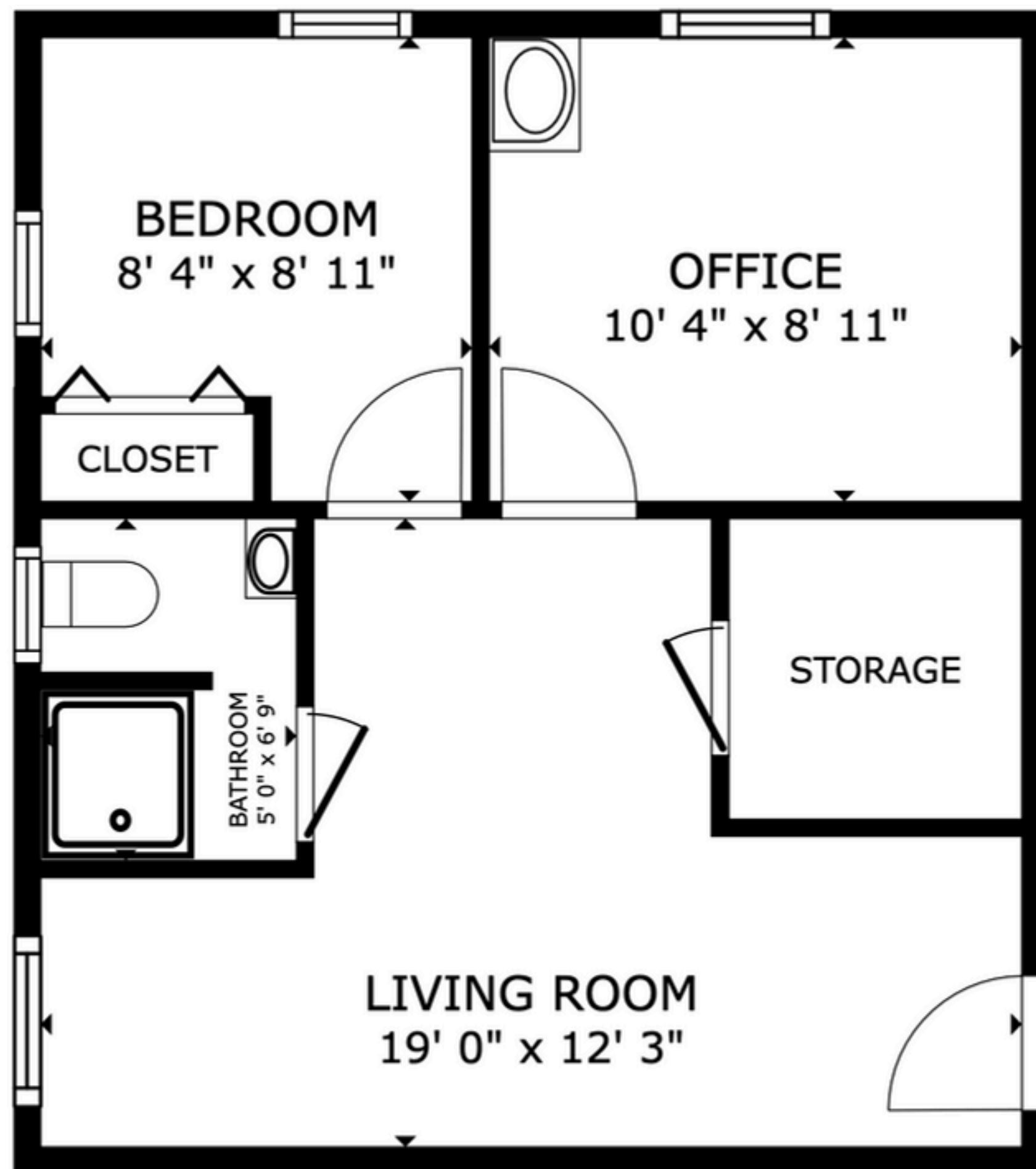
Three rooms are currently set up as functional workspaces, ideal for office or creative use.



## 1 Bathroom.

The bathroom is compact yet functional, featuring a shower and a small sink.





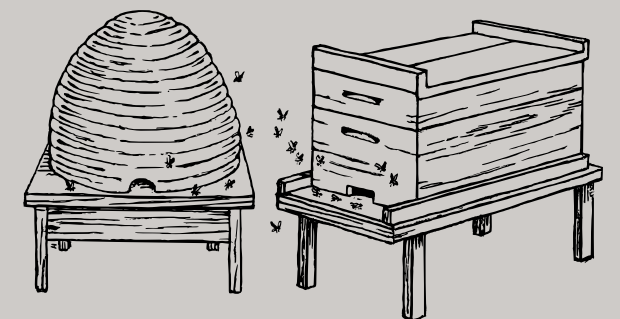
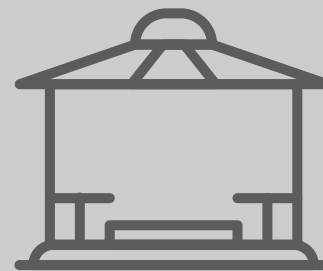
FLOOR PLAN



# “Outdoor Living & Expansion Potential”

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This oversized, fully fenced backyard includes a bonfire area, bee hives, and a variety of fruit trees including mango—ideal for hosting events. The space also offers great potential for future expansion or building up if desired.



# Feature - Storage



This 21x42 metal building is currently used for storage but offers endless possibilities—ideal for a workshop, home gym, art studio, hobby space, or additional guest suite conversion.





Homes.com™

3D TOUR

Median Lot Size

6,969 Sq Ft

% of College Grads

19.7%

% Commercial Property

33.3%

% Renters

47%

Median Age

44

Household Income

\$54,634

Average House Size

1,223 Sq Ft

Low Crime

Crime Score



4/10

Very Walkable

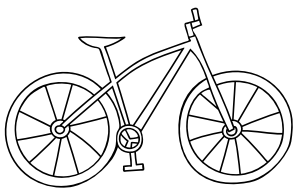
Walk Score



72/100

Bikeable

Bike Score



57/100





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