



Elegant Mixed-Use Investment Property on Canal Street

DISCOVER YOUR NEXT INVESTMENT OPPORTUNITY TODAY

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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

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.



\$9,100 Monthly Income

Strong cash flow for investors

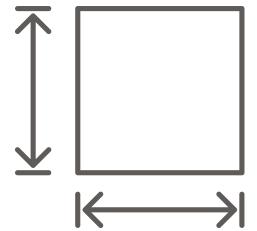
The property generates \$9,100 in monthly income, ensuring consistent returns.



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.

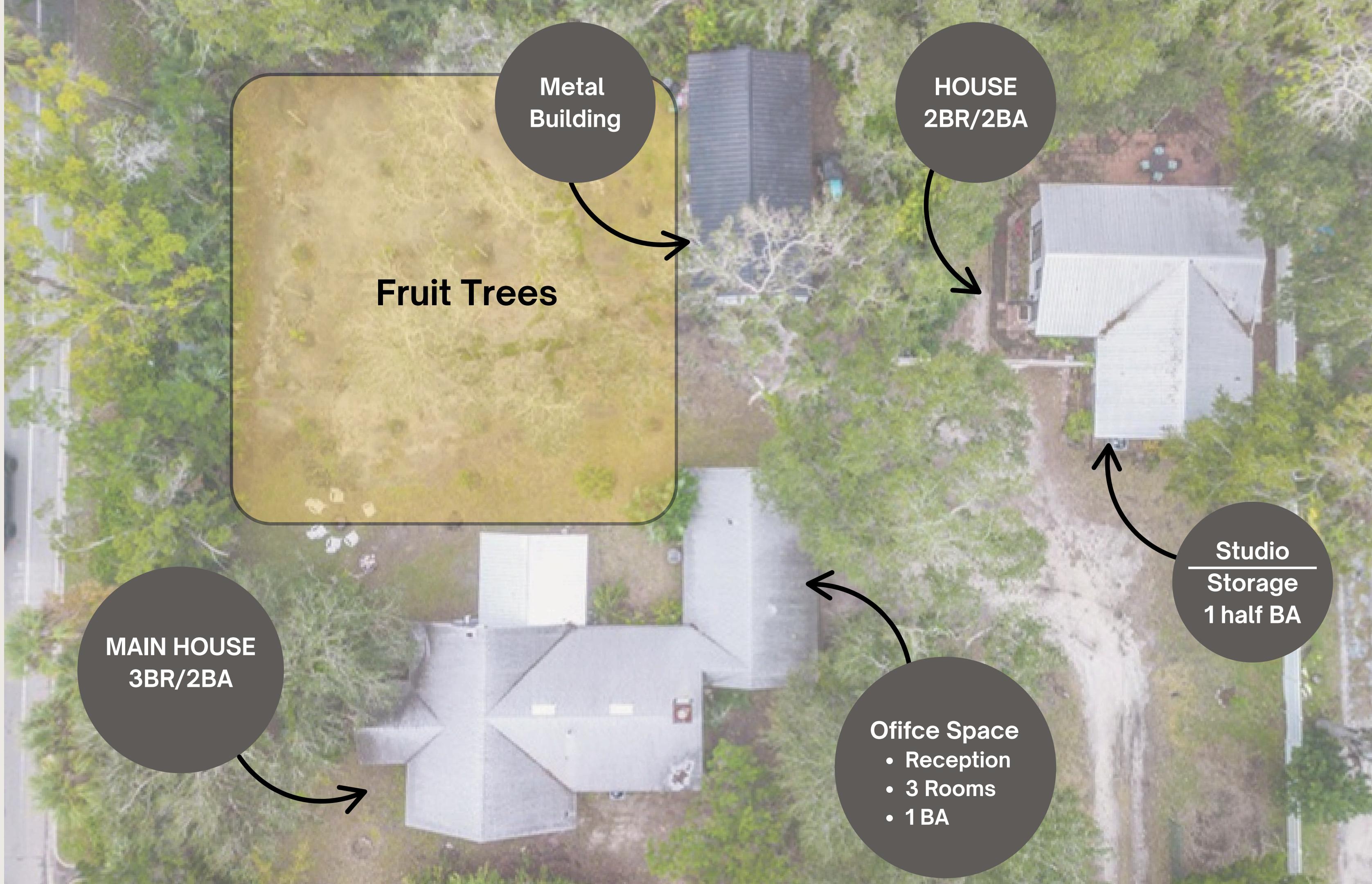




Ideal For:

- 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



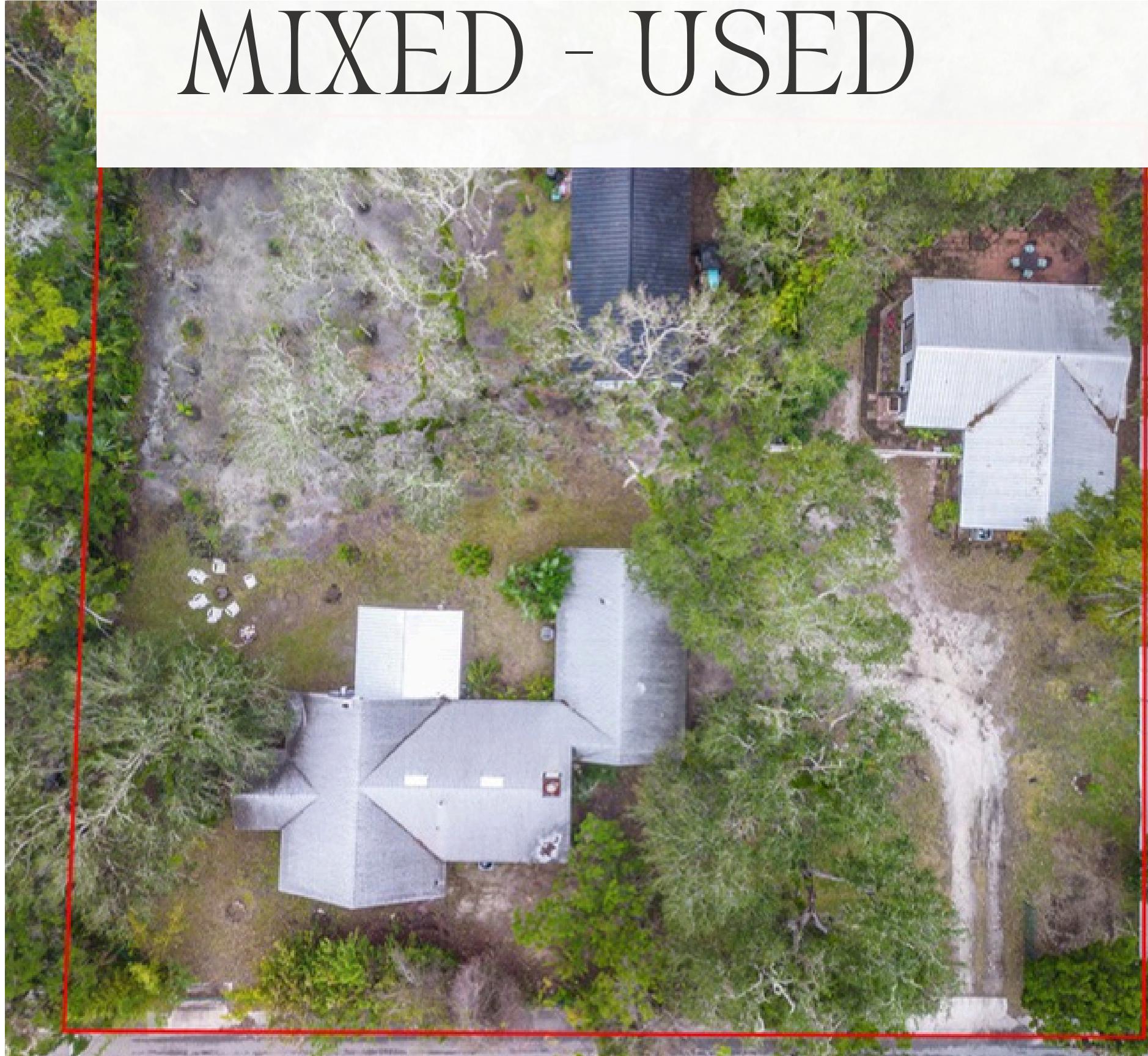


MIXED - USED



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

CURRENT TENANTS & RENT ROLL:



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.

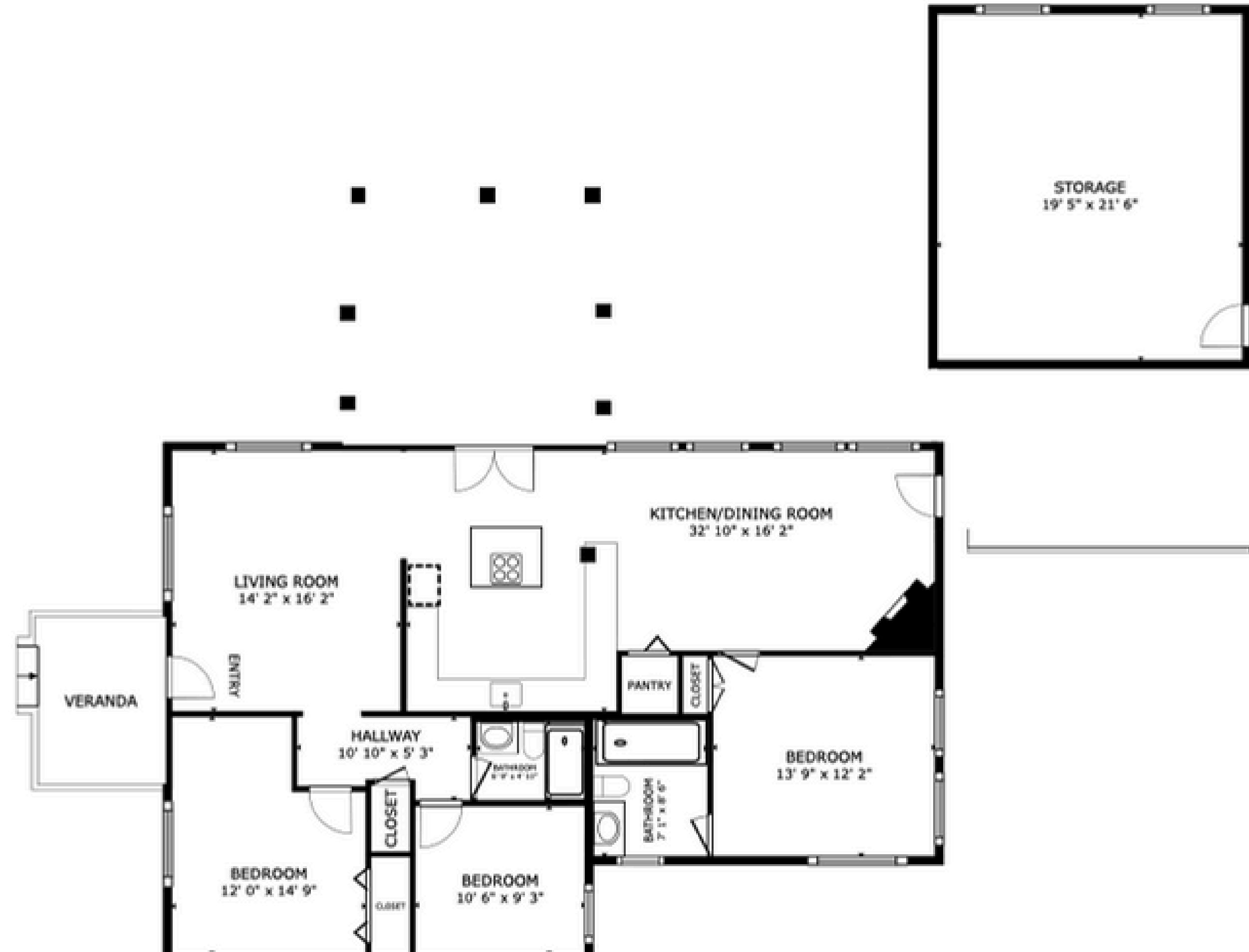
Bathrooms are stylishly updated with walk-in glass showers, elegant tile work, and modern vanities—designed for comfort and coastal charm.



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.



2 Bedrooms.

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



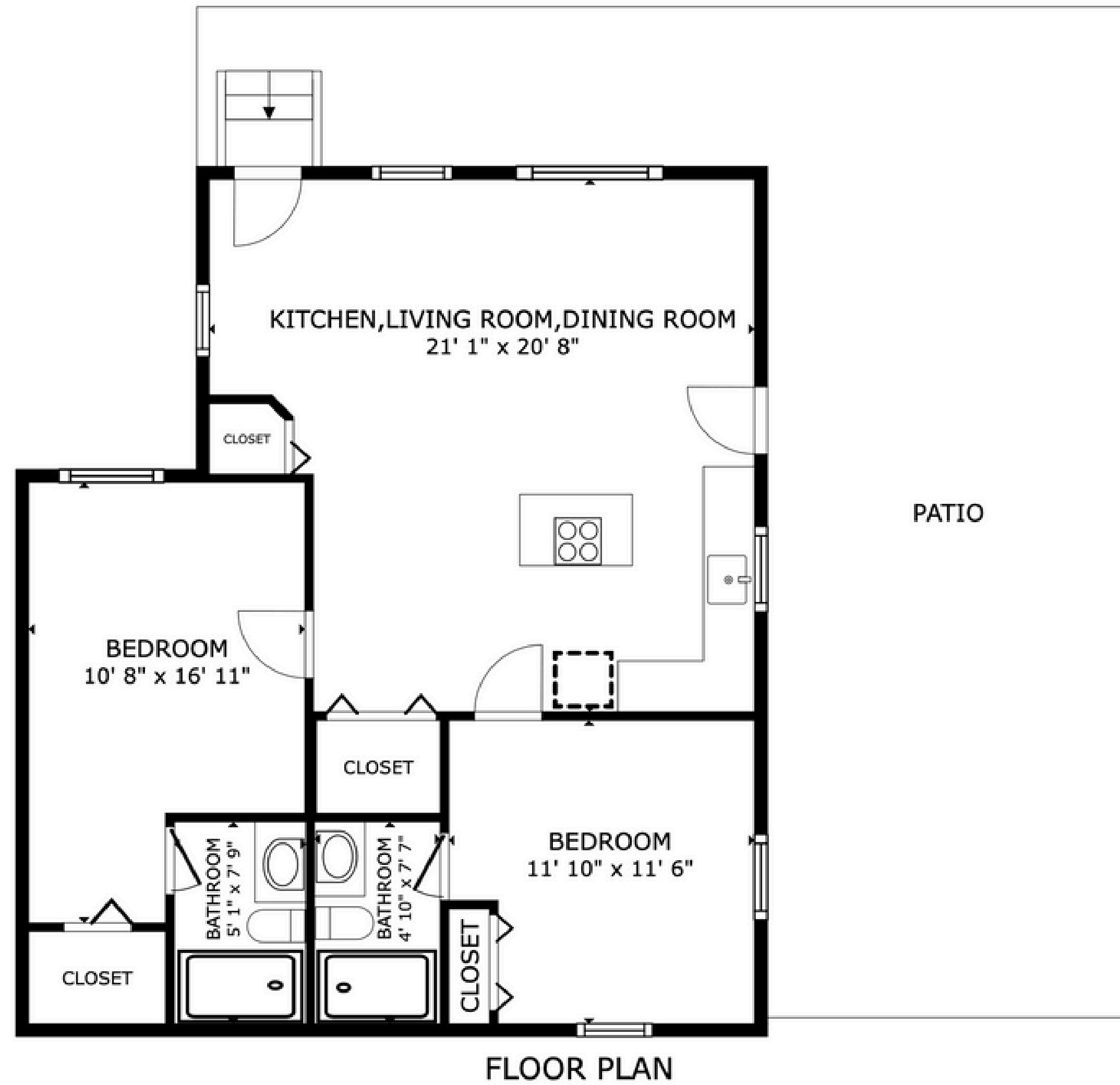
2 Bathrooms.

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.





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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.



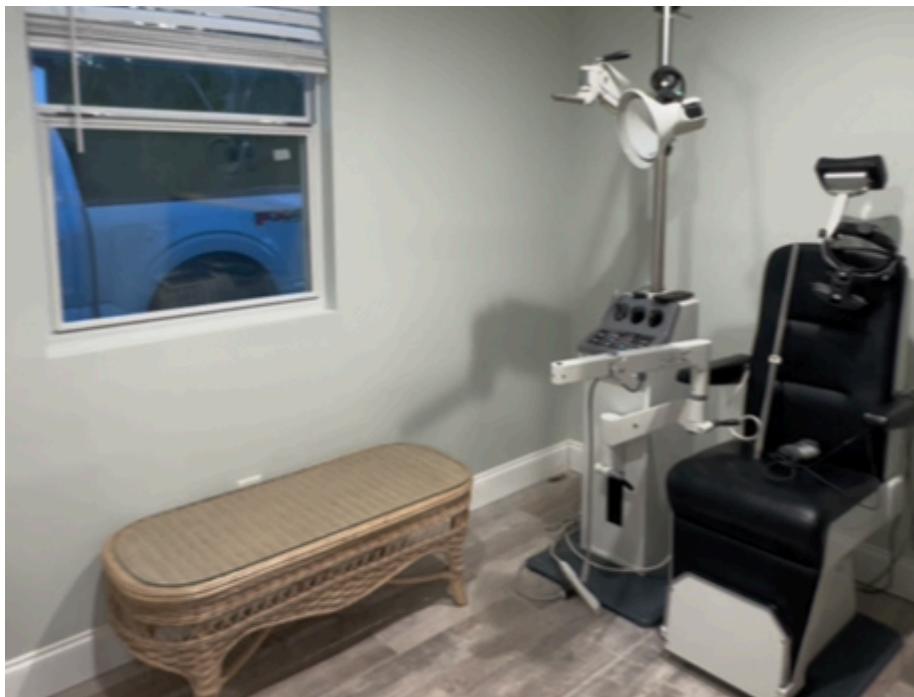
3 Rooms.

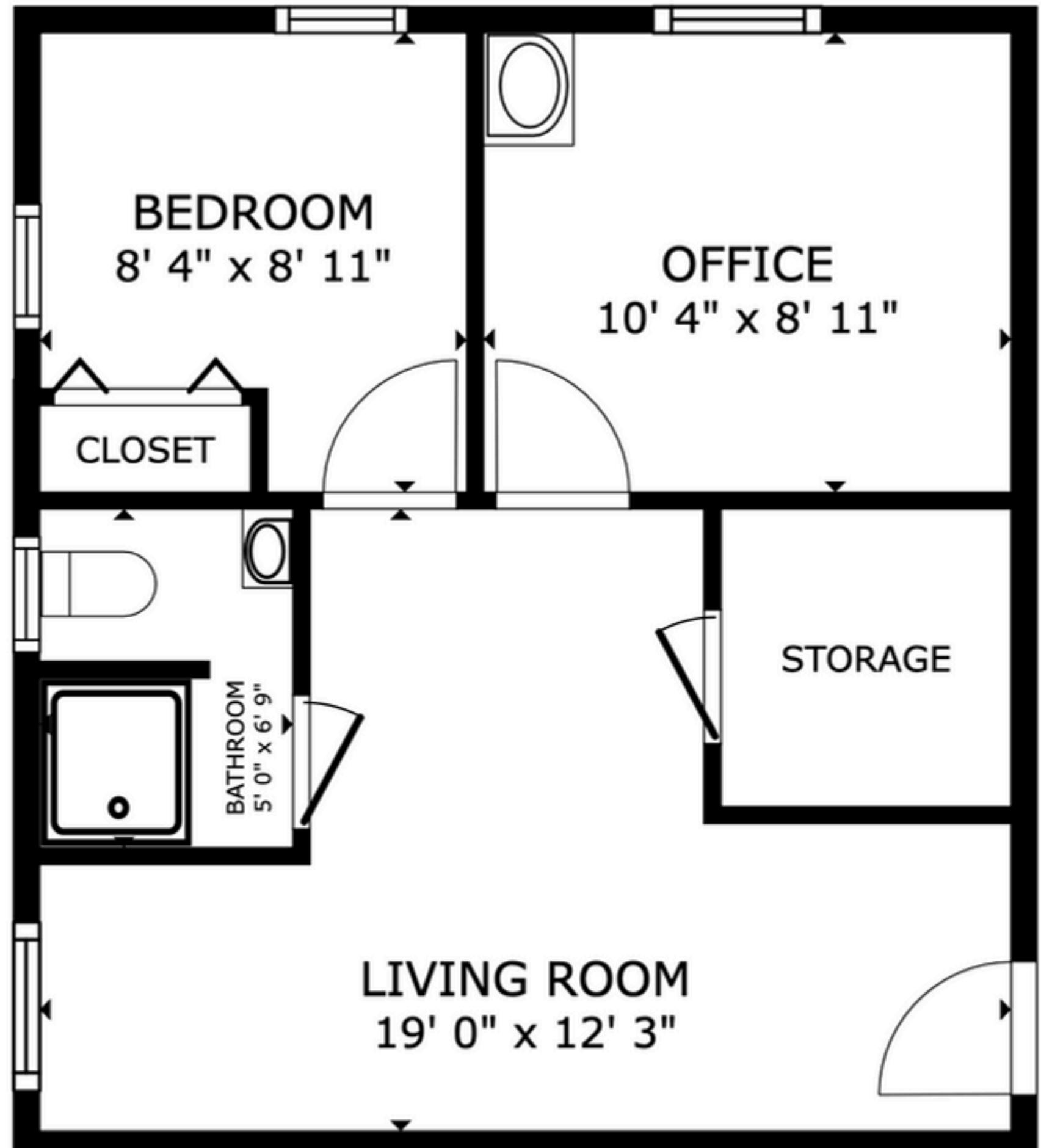
Three rooms are currently set up as functional workspaces, ideal for office or creative use.



1 Bathroom.

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



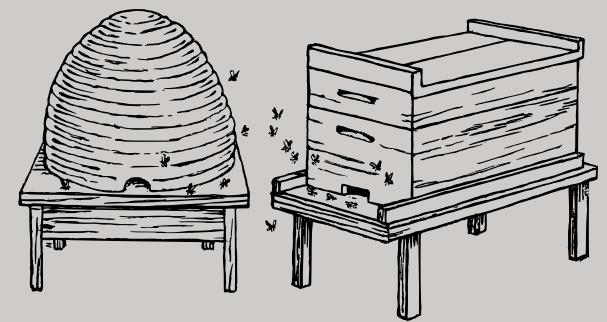
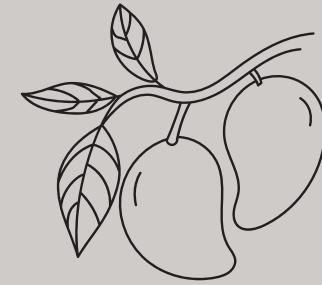
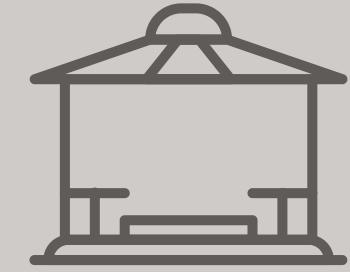


FLOOR PLAN



“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.





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

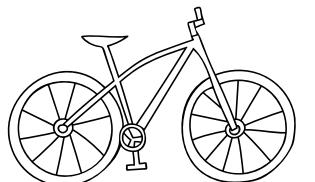
Walk Score



72/100

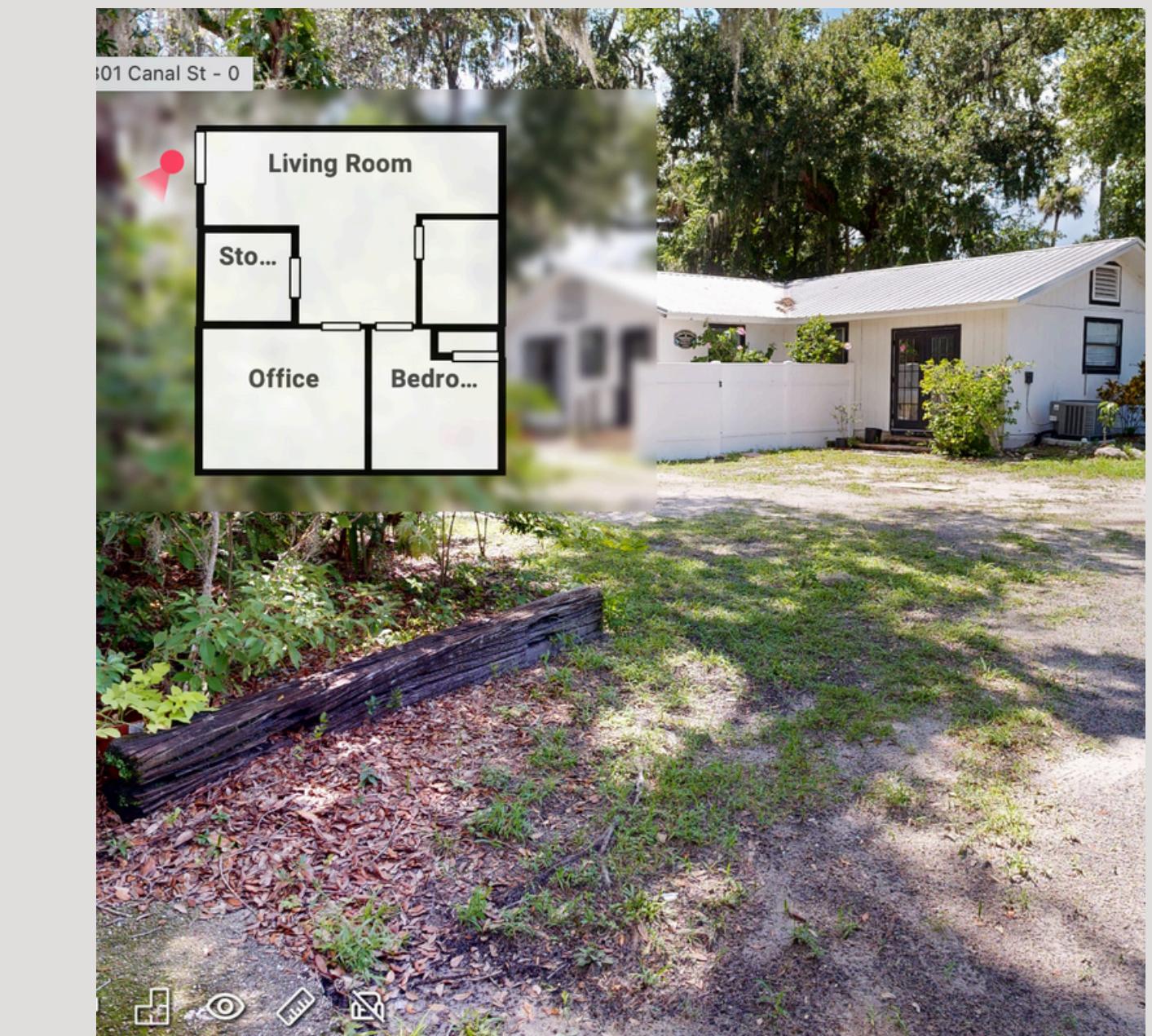
Bikeable

Bike Score



57/100

3D TOUR





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TOP PRODUCING REALTOR

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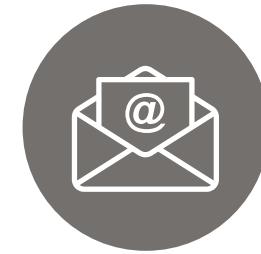
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