



# FOR SALE

## Rare Beachside Mixed-Use Investment Opportunity



### Property Features:

- Prime Flagler Avenue Beachside Location
- Multi-Building Commercial Opportunity
- High Pedestrian Traffic Corridor
- Flexible Retail / Restaurant / Office Uses
- Private Courtyard Activation Space
- Strong Owner-User or Investment Potential
- Steps from Atlantic Ocean and Flagler Avenue

Mixed-Use Commercial  
 Flagler Avenue District  
 Multi-Structure Layout  
 Roof – 2025  
 A/C – 2025  
 Hot Water Heater – 2025

**411 Flagler Ave.**  
 New Smyrna Beach, Florida 32169



## Ignacio Barsottelli

Top Producing Realtor



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## About:

Situated directly within the vibrant beachside commercial district of New Smyrna Beach, 411 Flagler Avenue offers a rare opportunity to acquire a flexible multi-building property just steps from the Atlantic Ocean. The renovated main building provides an open commercial environment ideal for retail, office, wellness, gallery, or restaurant concepts. A detached secondary structure surrounds a private courtyard that enhances the property's experiential potential for retail activation, events, or tenant use. Positioned within one of the most desirable coastal commercial corridors in Florida, the property offers strong owner-user, rental income, and redevelopment potential.