

SALE

INVESTMENT / OWNER-USER OPPORTUNITY IN NEW SMYRNA BEACH

2650 N Dixie Fwy New Smyrna Beach, FL 32168



PROPERTY DESCRIPTION

This well-positioned two-building office property offers rare flexibility and excellent visibility with over 400 feet of frontage along N. Old Dixie Highway. Building 1 is a 15,757 SF, two-story, elevator-served office building currently owner-occupied. The owner will vacate at closing, creating an exceptional opportunity for an owner-user or investor. The building's layout is ideal for a multi-tenant configuration, with the potential to create 5-6 office suites ranging from 1,500-5,000 SF, pro forma stabilized Cap Rate 11.3%. A welcoming reception area and efficient floor plan support a variety of professional uses.

Building 2, consisting of 1,750 SF, is located directly north of Building 1. Both buildings share parking across the 1.81-acre campus, conveniently located on the north side of New Smyrna Beach, just 2 miles south of Port Orange and steps from the New Smyrna Beach Airport. A versatile opportunity in a high-demand market.

PROPERTY HIGHLIGHTS

- **Located North of New Smyrna Beach and two miles South of Port Orange**
- **5-6 Office Suites (1,500 - 5,000 SF)**
- **Proforma Stabilized CAP Rate 11.3%**

OFFERING SUMMARY

Sale Price:	\$2,300,000
Lot Size:	29,370 SF
Building Size:	15,997 SF

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	149	321	859
Total Population	298	643	1,720
Average HH Income	\$70,342	\$70,558	\$71,904

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