

FREESTANDING BUILDING FOR SALE



PROPERTY DESCRIPTION

Rare Redevelopment Opportunity.
 8,160 SF Freestanding Building For Sale in the highly desirable Canal Street Historical District in Downtown New Smyrna Beach.
 Riverviews from first and second floors.
 First Floor: 6,840 SF, could potentially be divided into 6 units and converted to restaurant, professional offices, and retail shops.
 Second Floor: 1,320 SF, could be converted to apartment[s].
 The property is located at the northwest corner of Canal Street and Riverside Drive.
 Canal Street is pedestrian-friendly with an eclectic mix of specialty shops and dining.
 Adjacent on and off street public parking available.
 Sale subject to County Council approval.

LOCATION DESCRIPTION

Located on the northwest corner of Canal Street and Riverside Drive.
 Across the street from New Smyrna Beach City Marina and Brannon Center.

LOCATION ADDRESS

101-113 Canal Street
 New Smyrna Beach, FL 32168

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OFFERING SUMMARY

SALE PRICE:	\$1,850,000
LOT SIZE:	0.36+/- Acres
BUILDING SIZE:	First Floor 6,840 SF Second Floor 1,320 SF TOTAL 8,160 SF
YEAR BUILT:	1957
PARCEL NO:	7441-33-12-0010
ZONING:	MU, Mixed Use [Central Business District]

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	2,251	11,704	22,045
TOTAL POPULATION	4,676	24,349	47,347
AVERAGE HH INCOME	\$65,352	\$77,849	\$81,571

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ADDITIONAL PHOTOS



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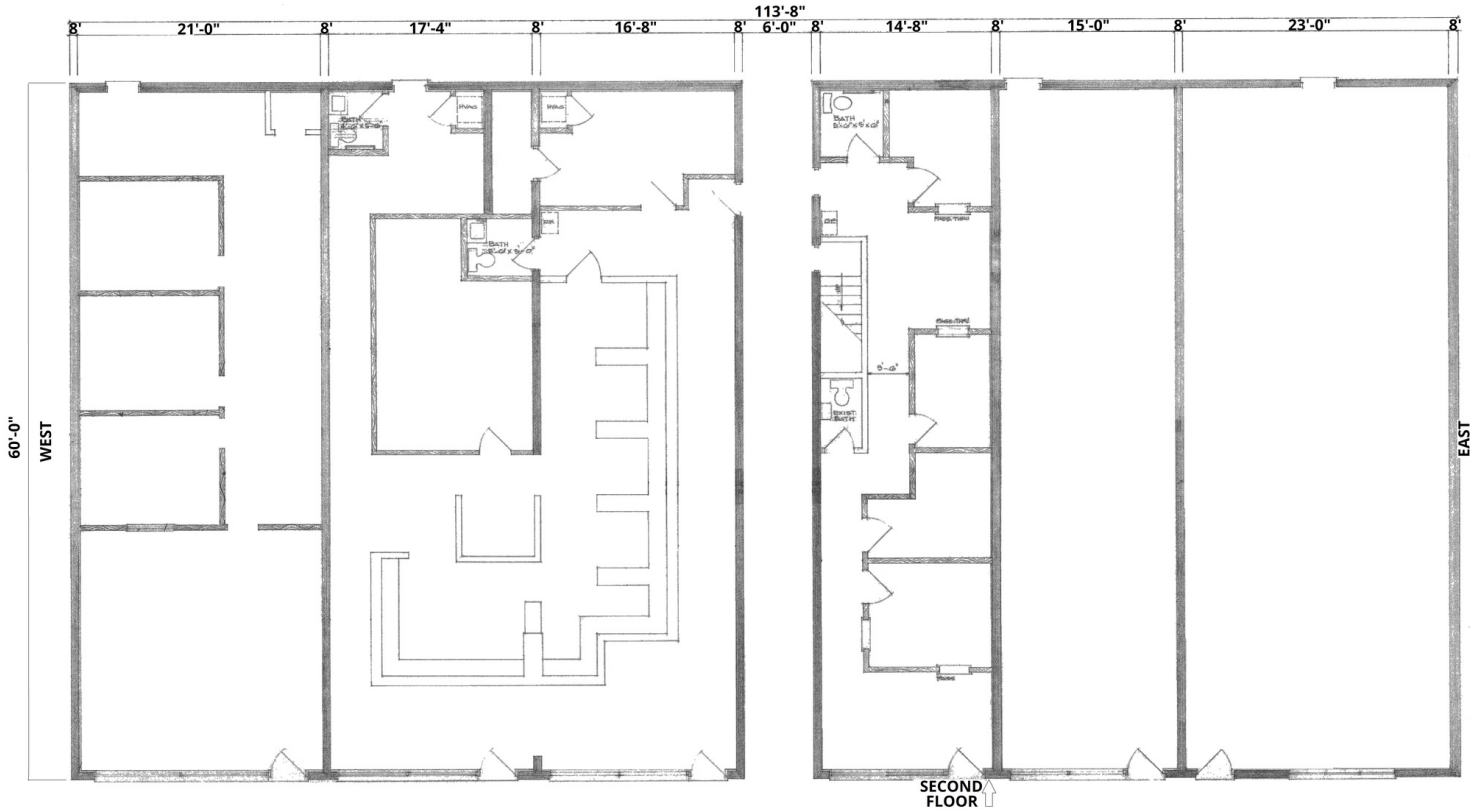
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CO

FIRST FLOOR PLAN



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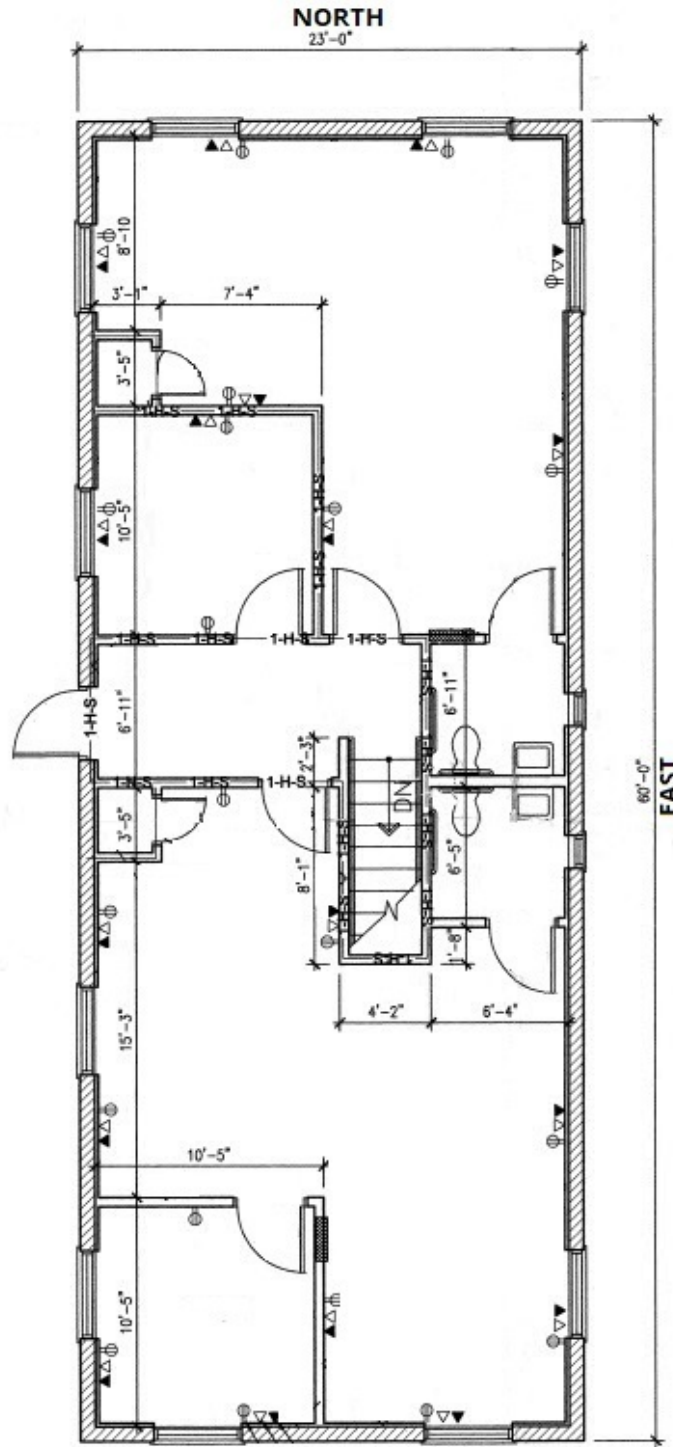
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SECOND FLOOR PLAN



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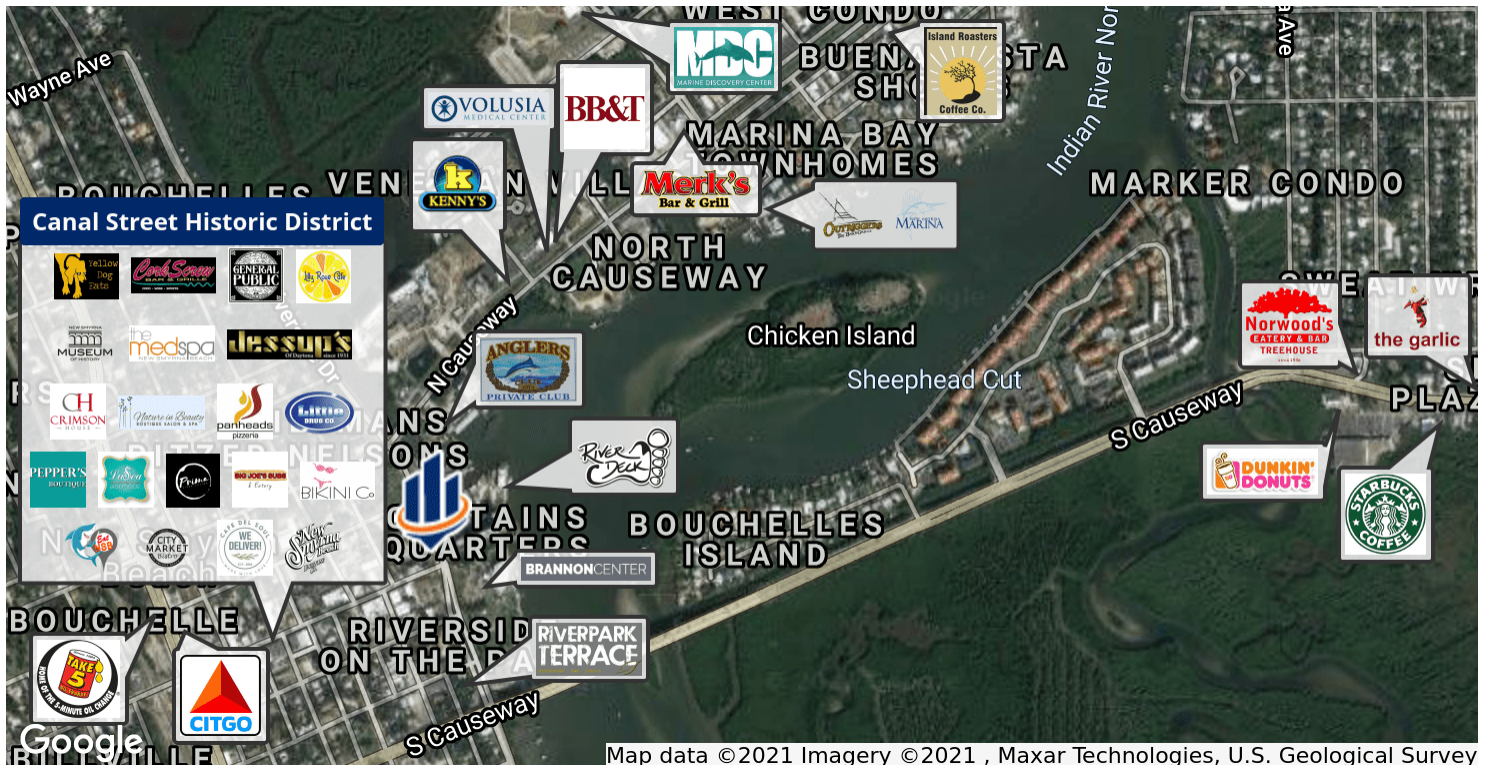
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LOCATION MAP



Map data ©2021 Imagery ©2021, Maxar Technologies, U.S. Geological Survey

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