

For Sale - \$415,000!

DIXIE Income Property
3 Buildings
100% OCCUPIED
Rapidly Emerging Development Area

**Location! Location!!
Location!!!**

An INCREASE in NEW DEVELOPMENT is "SPROUTING UP" all along DIXIE FREEWAY! 3 Buildings at a BARGAIN Price! RARE 100' Frontage on busy US Route-1 in New Smyrna Beach CRA District, close to Route 44. All tenants will remain or vacate - it's YOUR CHOICE! Buildings are block/masonry construction. 1,984 square foot, 1,050 square foot and 406 square foot buildings on a 100'x125' lot (12,500 square feet). Ample Parking. 1,984 square foot building (1961) with Offices, Conference Room, Lobby, etc. Perfect for Professional, Retail, Office, Church, Organization uses. Currently occupied by a Senior Resource Center. 1,050 square foot building (1969) is currently occupied by a retail store and there is a separate, 406 square foot storage building (built in 1969) which is also occupied. Central Business District - Walking Distance to Canal Street and New Smyrna Beach Golf Course.



Once in a Lifetime Opportunity!

**New Smyrna Beach - CRA District
Economic Development Incentives!**



Arnie Traub

Broker Associate

(386) 295-9999

info@captainarnierealtor.com

The Barnett
Group, Inc.
Real Estate Services

**3301 S Ridgewood Avenue
Edgewater, FL 32141**