



\$ 565,000



209 Downing St, New Smyrna Beach, FL 32168

- » Beds: 2 | Baths: 2 Full
- » MLS #: 1201370
- » Single Family | 1,128 ft² | Lot: 4,500 ft²
- » More Info: [209DowningSt.IsForSale.com](https://www.209DowningSt.IsForSale.com)



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Welcome to 209 Downing Street. MIXED USE ZONING. Live and Work from the same address. ONE block from Canal Street. This adorable Craftsman Cottage is zoned Mixed Use, offering the opportunity to work and play in the heart of New Smyrna's Business District. Inside, you'll find 2 charming bedrooms, 2 baths, updated kitchen, incredible recently refinished Florida Heart of Pine flooring, interior laundry room, high ceilings and cozy spaces. Roof replaced Oct 2022 and brand new A/C unit (July 24). It is truly a MUST SEE! Water is supplied by the City. SELLERS PREFER TO HOLD FINANCING; call for details. All information contained herein deemed accurate but to be verified by purchaser. Ready to fall in love? Come see it for yourself. Call your LOCAL realtor now.

