

\$269,000 - Catfish Avenue, NEW SMYRNA BEACH

MLS® #NS1085280

\$269,000

0 Bedroom, 0.00 Bathroom,
Land on 0.11 Acres

BETHUNE VOLUSIA BEACH, NEW SMYRNA
BEACH, FL

Build your dream home here and breathtaking ocean and wetland views could be yours. Located on a quiet, well-established street in highly desirable Bethune Beach, this 50' x 100' lot is just steps from one of New Smyrna Beach's most secluded and pristine stretches of shoreline—a no-drive beach beloved for its natural beauty and peaceful atmosphere.

This is truly beachside living at its best. Enjoy quick access to the ocean, lagoon, JB's Fishcamp, and the Canaveral National Seashore, with its boat launch and endless outdoor adventures just minutes away. Whether you envision a modern coastal retreat or a timeless seaside escape, this is your chance to create something special in a setting that simply doesn't get any better than this.

Interested in creating a truly spectacular generational haven?
Combine this lot with the adjacent property at 895 Catfish Avenue—a striking midcentury modern residence offering 1,724 sq ft under air / 2,873 sq ft total. (MLS# NS1085280) This rare double-lot opportunity provides the space, flexibility, and location to build a legacy property just steps from the beach.



Essential Information

MLS® #	NS1085280
Price	\$269,000
Sold Price	\$250,000
Date Sold	October 3rd, 2025
Bathrooms	0.00
Acres	0.11
Type	Land
Sub-Type	Land
Status	Sold

Community Information

Address	Catfish Avenue
Area	New Smyrna Beach
Subdivision	BETHUNE VOLUSIA BEACH
City	NEW SMYRNA BEACH
County	Volusia
State	FL
Zip Code	32169

School Information

Elementary	Coronado Beach Elem
Middle	New Smyrna Beach Middl
High	New Smyrna Beach High

Additional Information

Date Listed	June 25th, 2025
Days on Market	34
Zoning	R

Listing Details

Listing Office	COLLADO REAL ESTATE
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