

# Historic Sanford Landmark For Sale

101 E 1st St Sanford, FL 32771

[www.semorancommercial.com](http://www.semorancommercial.com)



Floors 2-6 Available for  
**\$1,500,000**  
21,407 SF Available

- Upper Floors (2-6) Available for Immediate Sale
- 1st Floor separately owned, also available for sale
- Total Bldg: 31,800 SF. Typical Floor: 5,000 SF.
- Ready for redevelopment with many options
- On-site parking
- Potential tax credits or grants

**Brandon Owen, Broker**  
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All listing details subject to errors and omissions. Buyer should independently verify all property information.



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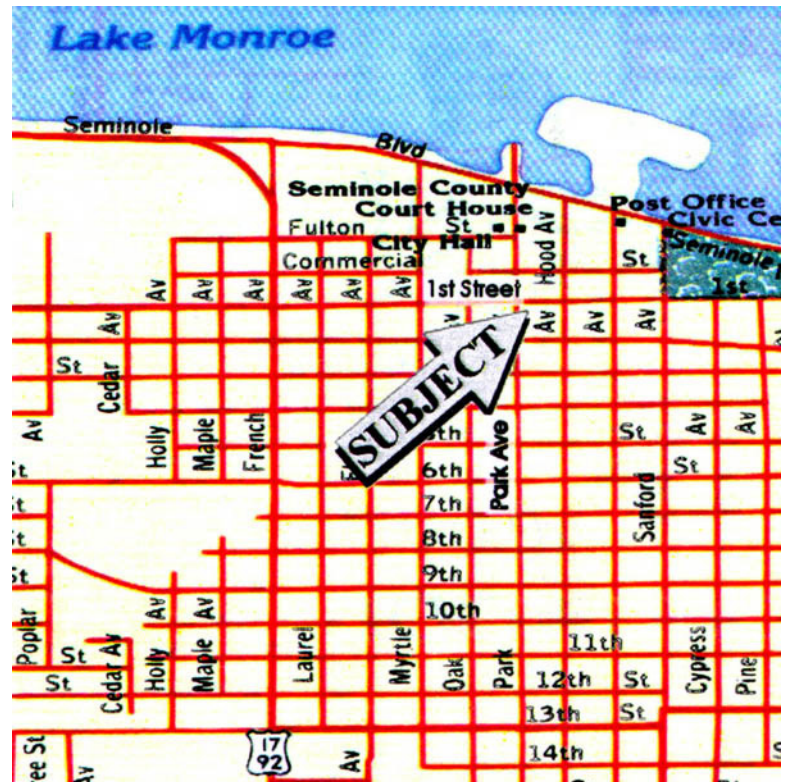
Located in the heart of historic downtown Sanford. Unique in that this building has it's own parking lot! Potential to add value with parking structure or additional retail/office fronting Magnolia, Park & 2nd Streets.

One block from Heritage Park, a catalyst project that is poised to revitalize the area. Be a part of this exciting time in Sanford's history by taking ownership of the "lion's share" of a great City Landmark before prices go up!

Ready for redevelopment. Many options include office, residential, hospitality, senior living, etc.

Beautiful views of Historic Downtown Sanford and Lake Monroe.

The upper floors (2 through 6) share a separate entrance and are available for immediate sale. The first-floor is home to Wells Fargo, is separately owned and also available for sale separately.



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