



Step into the past with this iconic Kelly Square and its expansive views of Downtown Sherman, just across from the Grayson County Courthouse. Built in 1870, this is a canvas awaiting your vision, having been taken down to the studs and primed for a complete remodel. Original features abound, including metal tile ceilings that echo the building's storied history. Spanning three floors, with an elevator, the possibilities for this space are endless. The 1st floor is ideal for retail, offering lease opportunities that could thrive in this prime location. The 2nd floor could house a restaurant and piano bar. The 3rd floor has the potential for lofts and offices. Lots of parking behind the building. Dream big, as the city may extend its support through grants for certain upgrades, adding an extra layer of opportunity to your venture. Seize the chance to revive and reimagine this historic gem. Embrace the charm, the history, and make your mark in the heart of Sherman's downtown!