

RARE HISTORIC STAND-ALONE BUILDING STEPS FROM PALAFOX | OWNER-USER READY



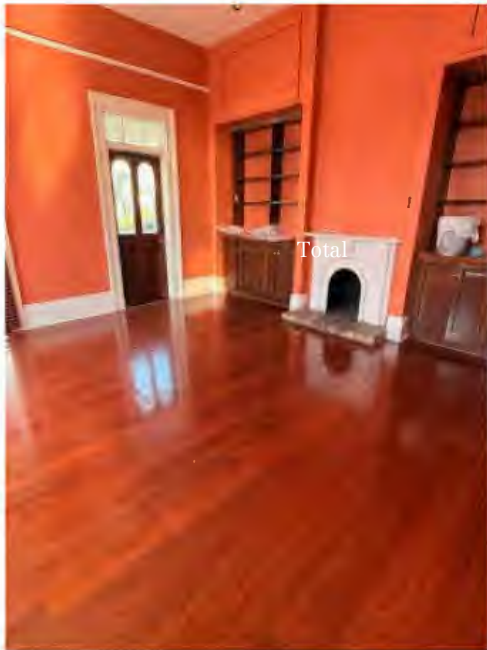
Charming standalone 3,758 SF commercial building located in the heart of downtown Pensacola's Historic District. Built in 1865 and currently vacant, the property is priced to reflect improvement needs and presents a rare value-add opportunity for a discerning owner-user or restoration-minded buyer seeking to restore and tailor a timeless structure to their brand and vision. With distinctive architectural character and a flexible footprint, it is well-suited for a premier professional office, a high-end appointment-based showroom, or a return to residential use as a signature historic home, subject to zoning and applicable approvals.

This property is documented as Fordham House (HABS FL-315) within the Seville Square Historic District—an official record that underscores its architectural significance in downtown Pensacola's historic core. The imagery doesn't just show a building; it frames a district where 19th-century craftsmanship and human-scale streetscapes remain intact, and where the home's Moreno-Fordham family story adds a compelling layer of provenance to the setting.

I 417 Zarragossa St. I
Walkable Urban Core I Built: 1865
Signature Location

Signature Address in the Historic District

Walkability + Visibility Advantage



Building Overview

A distinguished circa-1865 structure with authentic historic detailing, including high ceilings, period craftsmanship, and notable architectural presence. The building's configuration supports multiple functional layouts, private offices, meeting rooms, showroom-style spaces, and hospitality-style flow, making it a strong candidate for an owner-user buildout or restoration project.

Flexible Use Potential

The property is well-positioned for a professional owner-user seeking a prestigious downtown office environment, and it also lends itself to an appointment-driven boutique concept (e.g., bridal, designer showroom, luxury service provider) where experience and address matter. Additionally, the building may offer potential for conversion back to a high-end historic residence or boutique lodging concept subject to zoning, permitting, and buyer verification.



Property history

Built in 1865, this property is part of downtown Pensacola's historic fabric and reflects the architectural charm that defines the district. The building has served multiple roles over time supporting its adaptability for modern use while preserving a sense of place.

For Sale

\$815,000

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**Walkable to shops, galleries, dining, and the bayfront
Ideal for a high-visibility, high-credibility business location.**



Flexible rooms suitable for offices, meeting spaces, or showroom use



Original architectural character and period detailing.



For buyers exploring boutique experience guest-oriented concepts, the property offers an atmosphere well-suited to a high-touch guest experience in the historic core.



A Legacy Address in Pensacola's Historic Core



Historic Significance & Neighborhood Character



Where architectural character, walkability, and legacy converge in the heart of downtown.

The logo for NAIPensacola, featuring the letters 'NAI' in a stylized, bold font followed by 'Pensacola' in a clean, sans-serif font. The background of the entire advertisement is a photograph of a large, white, historic-style house with a prominent porch and columns, set against a blue sky with light clouds. A paved walkway leads from the foreground towards the house.

NAIPensacola

Discover 417 E. Zarragossa St.

*For property information, and tour scheduling,
contact the listing agent. This is a rare
opportunity to acquire a historic downtown
property positioned for a prestige owner-user,
restoration-minded buyer, or boutique concept in
Pensacola's most walkable district.*

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