

Deforest Block

121 E 1st St, Sanford, FL 32771



Presented by
Kroll Realty Group

Price: \$2,450,000



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Don't miss this rare opportunity to own a remodeled historic commercial building in the most desirable location in Downtown Sanford's vibrant First Street business district. Perfectly positioned between 1st Street and Magnolia to be among the city's bustling shops, restaurants, and entertainment venues, this property offers unmatched visibility and endless potential for investors or owner-users alike. Meticulously updated from top to bottom, the building combines modern functionality with timeless character and craftsmanship. The first floor features an expansive open-concept layout ideal for mixed-use applications such as retail, restaurant, office, or event space. With its original exposed brick walls, soaring open-air ceilings, three bathrooms, and a convenient kitchenette, this level provides an inviting, flexible space ready to adapt to any business vision. The second floor, with its impressive two-story ceilings, offers a thoughtfully designed professional setting featuring eight private offices, a break room, and a restroom. Front-facing windows have been soundproofed, maintaining a peaceful work environment even when downtown is lively below. Recent upgrades include fresh interior paint, new LVP flooring on the first floor, new carpet on the second floor, a new A/C system installed in 2023. Every detail has been attended to,



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-In the heart of Sanford's vibrant First Street business district.-Positioned between 1st Street and Magnolia Square, a high-traffic business corridor.-Walkable location.-Original exposed brick walls and open-air ceilings.-Renovated top to bottom — ready for immediate use.- Functional, Flexible Interior-7,987 sq. ft. total building area ideal for multi-use commercial applications (SC-3).-Open-concept ground floor perfect for retail, restaurant, office, or event space.-Second floor with 7 private offices, a break room, and restroom.-New AC system (installed 2023).-Fresh interior paint, new LVP flooring on first floor, and new carpet upstairs.

ensuring this historic property is as functional as it is beautiful. Blending classic architectural charm with contemporary updates, this building is an ideal investment opportunity as it is located in Central Florida's most walkable and rapidly growing downtown corridors.

Central Business District

Renovated Top to Bottom

Multi Use Property with Excellent Foot and Drive Traffic

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Property Photos



Street front on desirable 1st and Magnolia



Newly renovated 7987sq ft

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Private Side Entrance

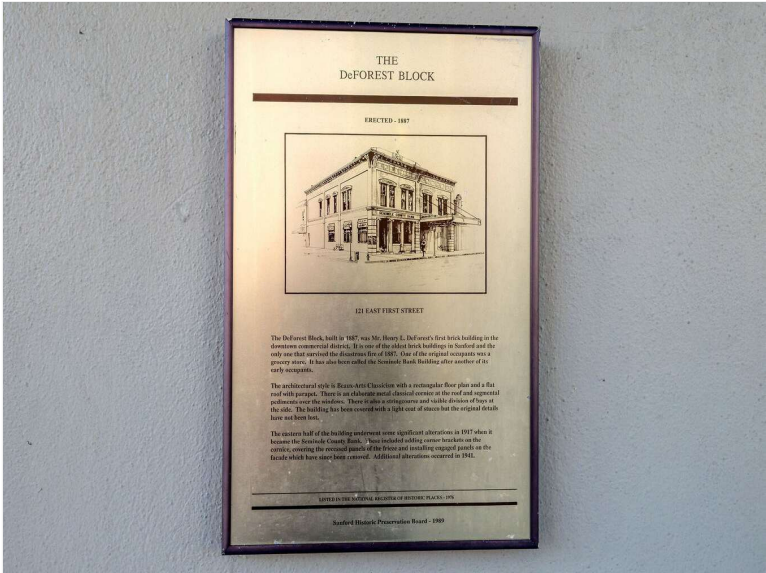


2nd Entrance access to 1st and 2nd floors

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Historic Building



Magnolia Square

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Central Business District



Open 1st floor

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All new floors with exposed brick



Tons of space for multiple use

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1012



1013

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1014

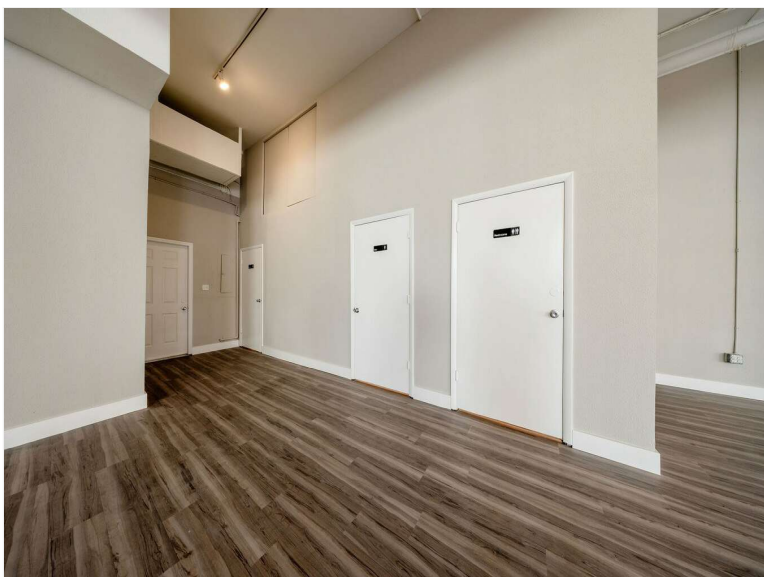


1015-Kitchenette

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1016-Public Restrooms



1017-Handicapped Restroom

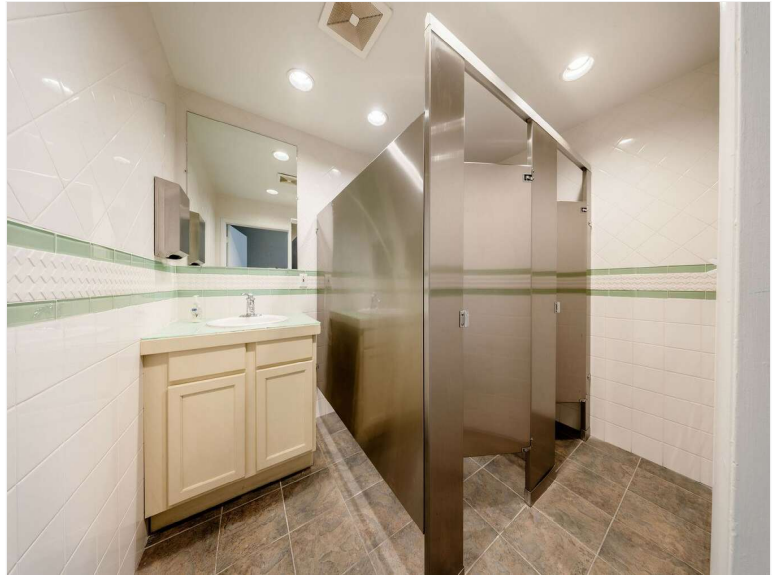
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1018-Mens Restroom



1019-Womens Restroom

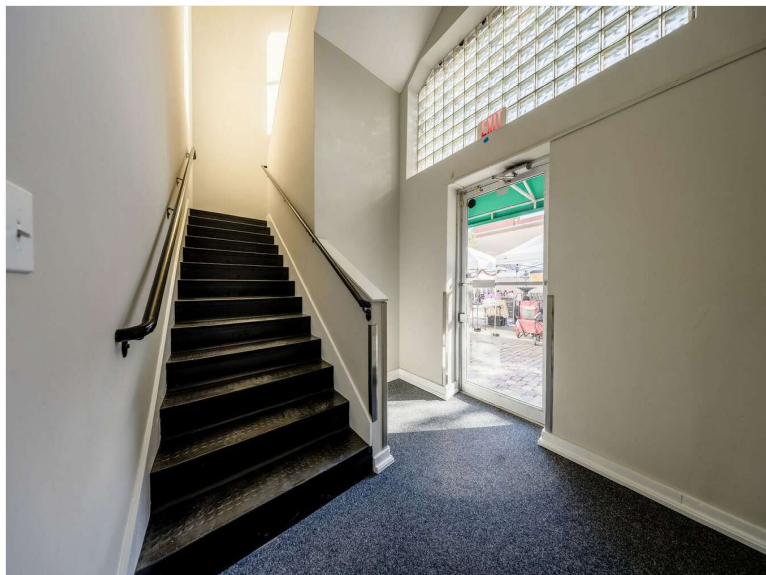
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1020-Hall to 2nd Floor



1021-Staircase and private 2nd floor entrance

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1022-2nd floor landing



1023-2nd floor foyer

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1024-2nd Floor reception area



1029

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1025-Hall to 3 offices



1026-2nd floor meeting room

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1027-2nd floor rest room

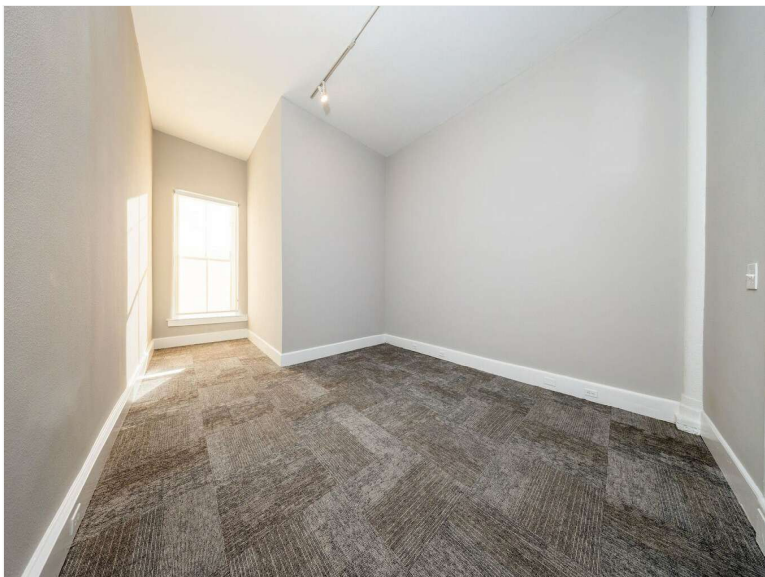


1028-k-2nd Floor meeting space

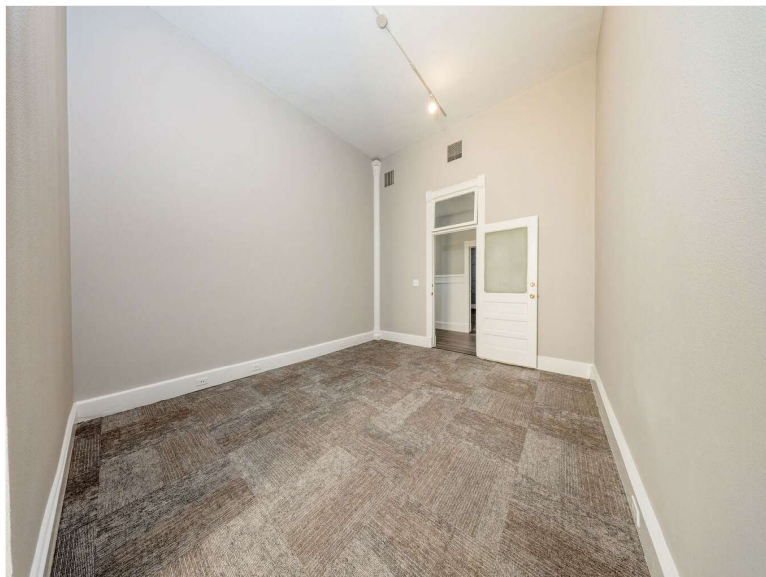
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1030-Office 1

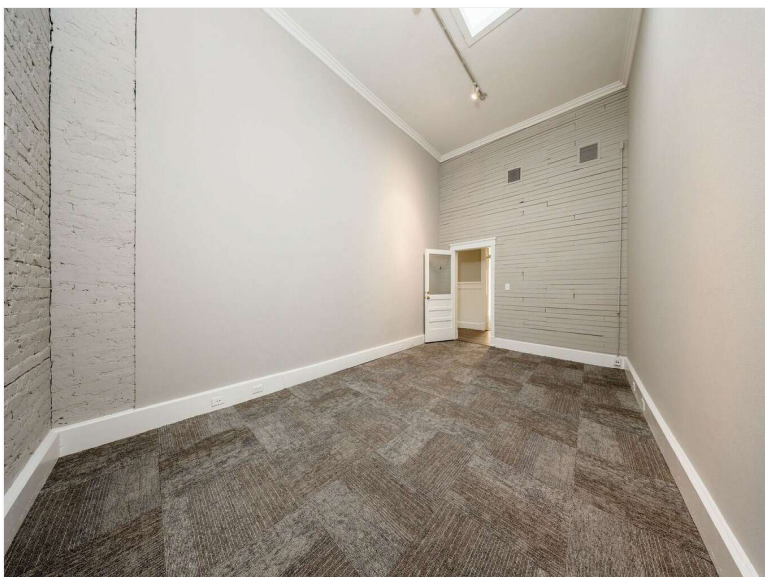


1032-Office 1

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1030-Office 2



1033-Office 3

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1034-3



1035-Hallway to additional offices

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1036-Hallway



1037-Office 4-large conference room

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1038-Office 4 Large Conference area



1039-Office 5

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1040-Office 5



1041-Office 6

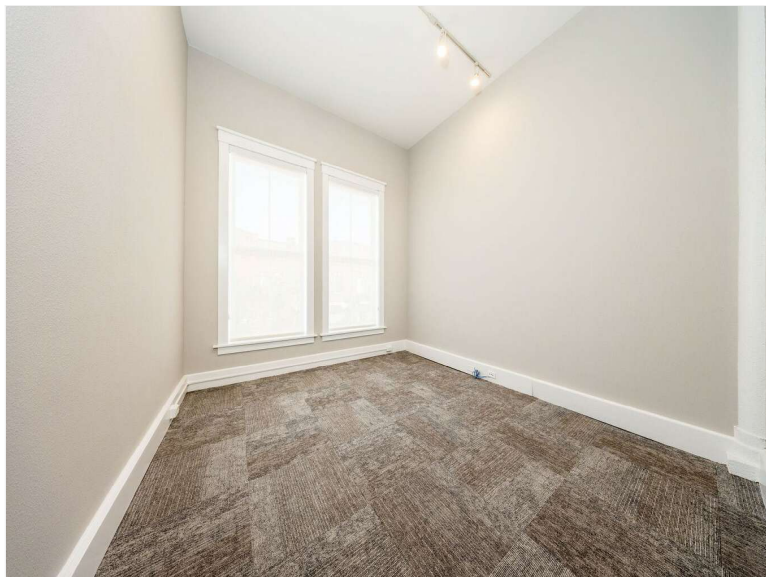
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1042-Office 6

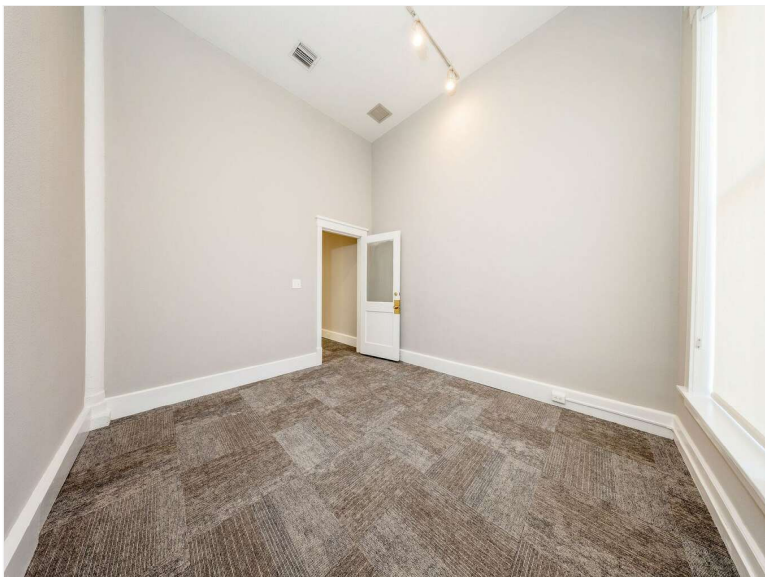


1043-Office 7

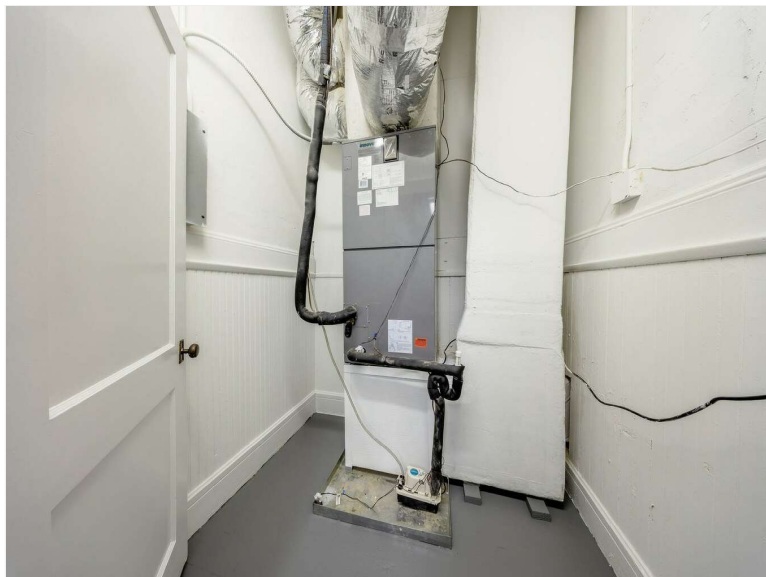
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1044-Office 7



1045-2nd a/c installed 8/2023

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Location

