

# FOR SALE



**419-421-425 West Main Street, Senatobia, MS 38668**

## SUMMARY

**Price:** \$899,000

**Lot Size:** 2.21 +/- Acres

**Zoning:** B-3



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## Property Description

This versatile commercial offering includes two freestanding buildings totaling approximately 27,361 SF, ideally suited for retail, warehouse, or mixed-use operations. Situated on West Main Street in Senatobia, MS, the property benefits from high visibility and adaptable layouts to accommodate a wide range of business models. Daily traffic volume is estimated at 6,800 vehicles.

## Location Description

Located less than one mile from I-55, this property sits in the heart of historic Senatobia and offers unmatched exposure along West Main Street. Surrounded by charming boutiques, local eateries, and the newly developed Pocket Park, it benefits from exceptional visibility and steady foot traffic, creating a vibrant retail and community atmosphere.

## Total 27,361 +/- SF Available

- Retail/Showroom - 21,242 +/- SF
- Warehouse - 6,119 +/- SF



## PROPERTY DETAILS

Retail/Showroom Facility – 21,242 +/- SF

Masonry block structure on the southern end of the property, combining several connected units built between 1940-1960 featuring:

- West Main Street frontage for retail exposure
- Three distinct showroom zones with a mix of finished concrete, tile, and carpet flooring
- Drop ceiling tiles and fluorescent lighting in display areas; exposed framing in warehouse zones
- Office spaces and back-of-house areas for operational flow
- Concrete slab foundation and rolled flat roof

Warehouse – 6,119 +/- SF

Steel-framed structure north of the retail building featuring:

- Metal cladding and a gabled roof, constructed on a concrete slab
- 18' ceilings and a 10'x10' dock-height overhead door
- Excellent for storage, logistics, or light industrial use

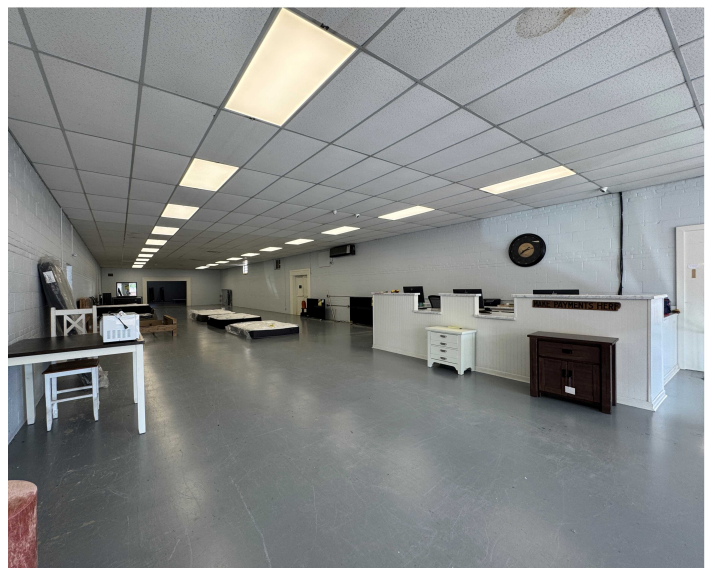
## Parcel Information

- 099G04 0000800 - 419 WEST MAIN ST
- 099G04 0000700 - 421 WEST MAIN ST
- 099G04 0000900 - 425 WEST MAIN ST



# PROPERTY PHOTOS

419-421-425 MAIN STREET, SENATOBIA, MS



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