

For Sale & Lease

3390 Liberty Street



PROPERTY DESCRIPTION

NAI UCR Properties is proud to present 3390 Liberty Street, a premier 10,000 SF office building located in the heart of Canton's bustling business district for sale or lease. Offering a blend of modern updates, flexible design, and strategic location, this property is ideal for businesses, professional offices, or medical facilities. With 8,000 SF recently renovated, it's move-in ready, featuring three separate entrances that allow for easy subdivision into multiple suites or distinct office spaces. Its adaptable layout makes it especially suited for conversion into medical office suites, catering to the growing needs of healthcare professionals in the area.

Situated near Canton Square, this building provides convenient access to local amenities and services, with the Madison County Courthouse and Circuit Court nearby—an excellent advantage for legal professionals. Its prime visibility on Liberty Street ensures your business gains the attention it deserves. Whether you're seeking a base for your business or an investment in Canton's thriving commercial landscape, 3390 Liberty Street offers unmatched versatility and value.

PROPERTY HIGHLIGHTS

- 10,000 SF Total
- 8,000 SF Recently Renovated
- 3 Separate Entrances – Easily Subdividable
- Flexible Floor Plan for Multiple Office Configurations
- Medical Office Potential or Legal Professionals
- Accessible and Visible – Prime Visibility on Liberty Street

OFFERING SUMMARY

Sale Price:	\$675,000
Lease Rate:	\$11.00 SF/yr (MG)
Available SF:	10,000 SF
Lot Size:	1.1 Acres
Building Size:	10,000 SF

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Lease Rate **\$11.00 SF/YR**

LOCATION INFORMATION

Building Name 3390 Liberty Street
Street Address 3390 N Liberty St
City, State, Zip Canton, MS 39046
County Madison
Side of the Street Northeast

BUILDING INFORMATION

Building Size 10,000 SF
Building Class C
Tenancy Multiple
Number of Floors 1
Year Last Renovated 2024
Construction Status Existing
Free Standing Yes
Number of Buildings 2

PROPERTY INFORMATION

Property Type Office
Property Subtype Office Building
Zoning MX-RC (Mixed Residential & Commercial District)
Lot Size 1.1 Acres
APN # 093D-19B-294/00.00
Lot Frontage 257.7 ft
Lot Depth 0 ft

PARKING & TRANSPORTATION

Parking Type Surface

UTILITIES & AMENITIES

Handicap Access Yes
Freight Elevator No
Central HVAC Yes
Restrooms 4



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