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:	
Lease Rate:	
Available SF:	
Lot Size:	
Building Size:	



For Sale & Lease

3390 Liberty Street

Sale Price	\$675,000	PROPERTY INFORMATION	
		Property Type	Office
Loogo Doto	\$11.00 SF/YR	Property Subtype	Office Building
Lease Rate		Zoning	MX-RC (Mixed Residential & Commercial District
LOCATION INFORMATION		Lot Size	1.1 Acres
Building Name	3390 Liberty Street	APN #	093D-19B-294/00.00
Street Address	3390 N Liberty St	Lot Frontage	257.7 ft
City, State, Zip	Canton, MS 39046	Lot Depth	0 ft
County	Madison		
Side of the Street	Northeast	PARKING & TRANSPORTATIO	DN
		Parking Type	Surface
BUILDING INFORMATION			
Building Size	10,000 SF	UTILITIES & AMENITIES	
Building Class	С	Handicap Access	Yes

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

Handicap Access	Yes
Freight Elevator	No
Central HVAC	Yes
Restrooms	4





For Sale & Lease 3390 Liberty Street



NUCR Properties

For Sale & Lease 3390 Liberty Street





NUCR Properties

For Sale & Lease

3390 Liberty Street

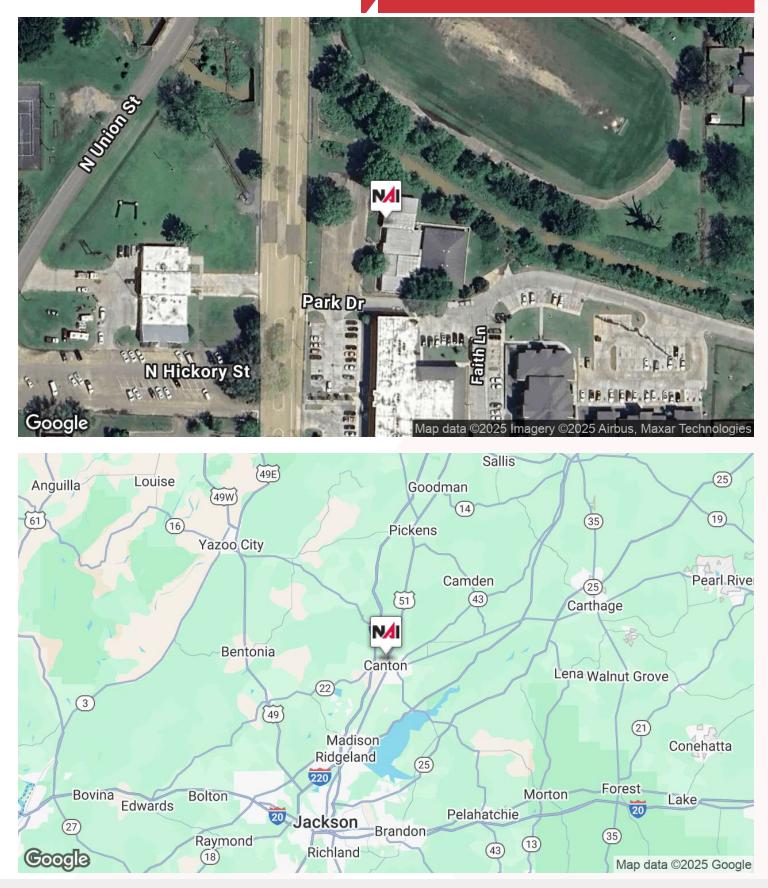








For Sale & Lease 3390 Liberty Street



NIUCR Properties

Retailer Map - Canton Square



NIUCR Properties