

1011 East Peace St

Historic Mixed-Use Building in the Heart of Canton

Madison County, Canton, MS

\$230,000



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Property Information

Location:

- 1011 E Peace St, Canton, MS
- Right in the heart of Canton
- Minutes from Historic Canton Square

Coordinates:

- 32.61265, -90.01150

Property Use:

- Mixed Use
- 1,963± Sq. Ft Commercial Space Downstairs
- 874± Sq. Ft Upstairs with 2 Beds and 1 Bath

Property Highlights

- 0.17± Acres
- 2,837± Total Sq. Ft
- Completely renovated upstairs
- New Roof
- Used to film *A Time to Kill* as the Hollywood Cafe
- Multiple signatures all throughout from stars like Matthew McConaughey, Sandra Bullock, Kevin Spacey, Kiefer Sutherland, etc.

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Mixed-Use Building- 2,837± Sq. Ft

Own a piece of history in the heart of downtown Canton! This 2,837± sq. ft. mixed-use property is full of character, history, and opportunity. The 1,963± sq. ft. main level features a full bathroom and offers a versatile layout that could work well for retail, office space, a studio, showroom, or a variety of other commercial uses. Adding to the property's unique history, the downstairs once served as the "Hollywood Cafe" set during the filming of A Time to Kill. The walls still feature original cast signatures, including Matthew McConaughey, Sandra Bullock, Kevin Spacey, Kiefer Sutherland, and other members of the film's cast. Upstairs, the completely renovated 874± sq. ft. apartment features 2 bedrooms, 1 bathroom, and a full kitchen, creating even more flexibility for the property. The upstairs space could be used as a residence, rental, office, or as part of a live/work setup. Zoned C-2 and with a long-established mixed-use history, this property offers a wide range of possibilities. Located in downtown Canton just minutes from the historic Canton Square, restaurants, shops, and other local businesses, this is a rare opportunity to own a one-of-a-kind property with both history and versatility.



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Downstairs- 1,963± Sq. Ft



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Upstairs: 2 Bed/1 Bath- 874± Sq. Ft



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Aerial Photos



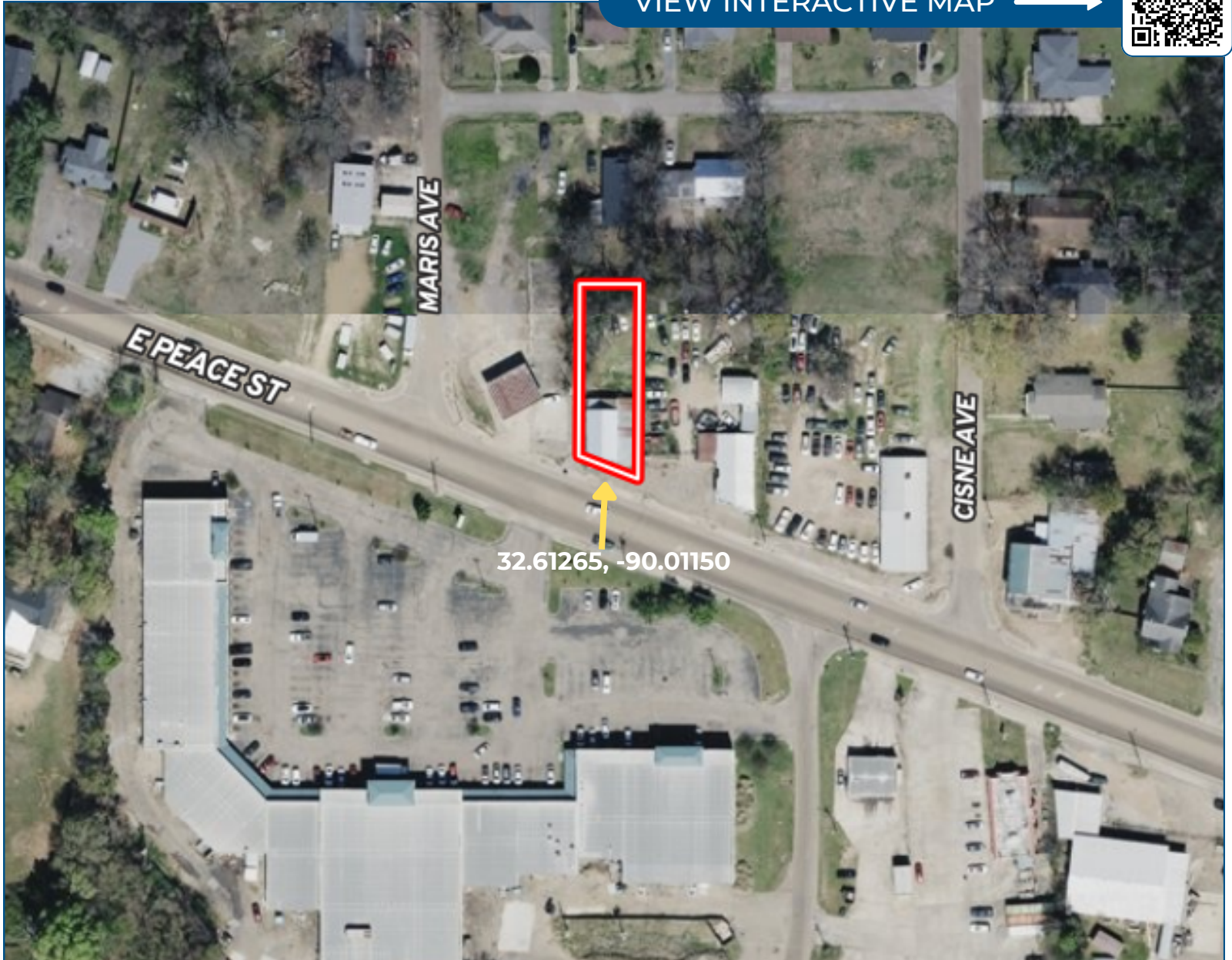
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Aerial Map

VIEW INTERACTIVE MAP →



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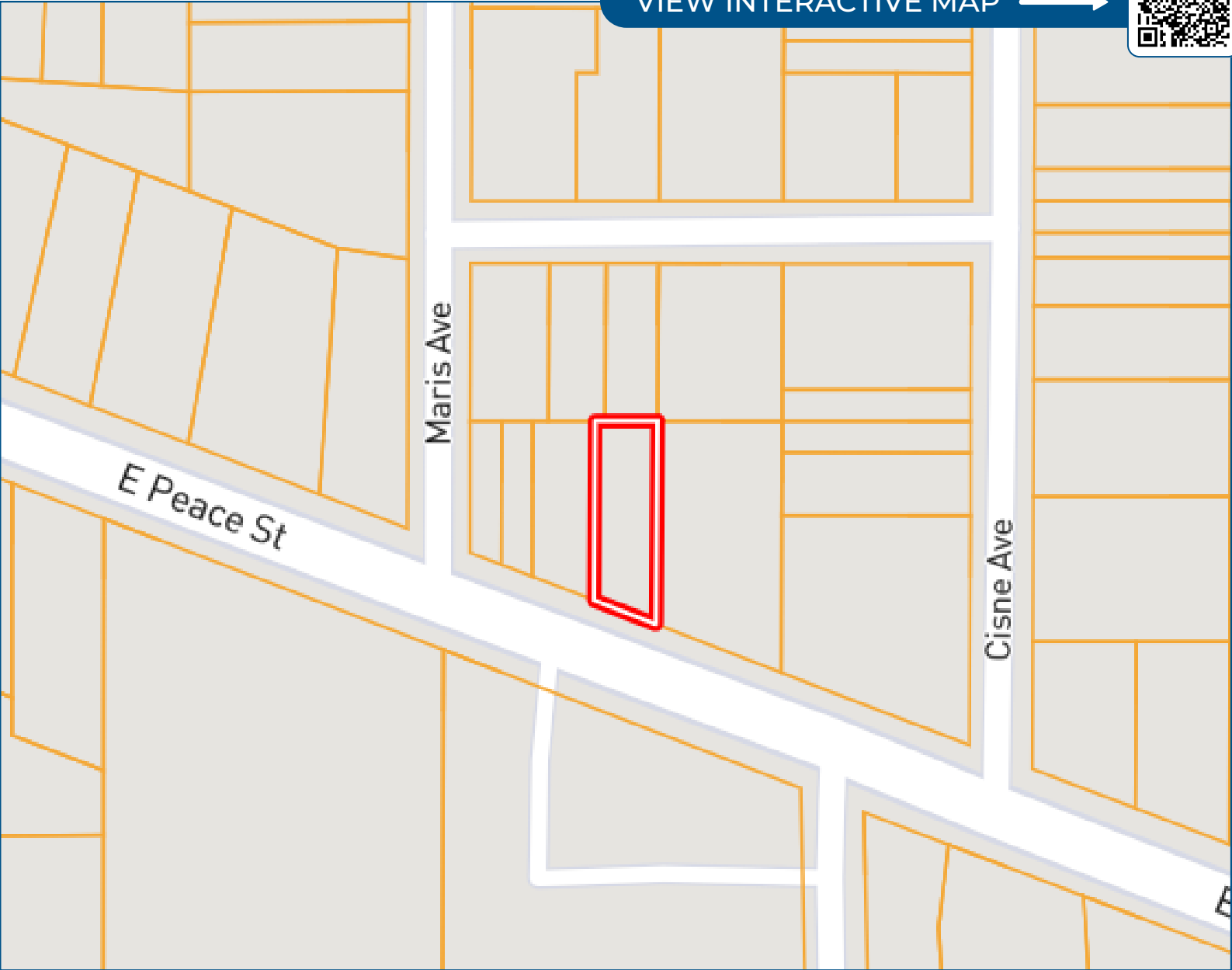
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Ownership Map

VIEW INTERACTIVE MAP →



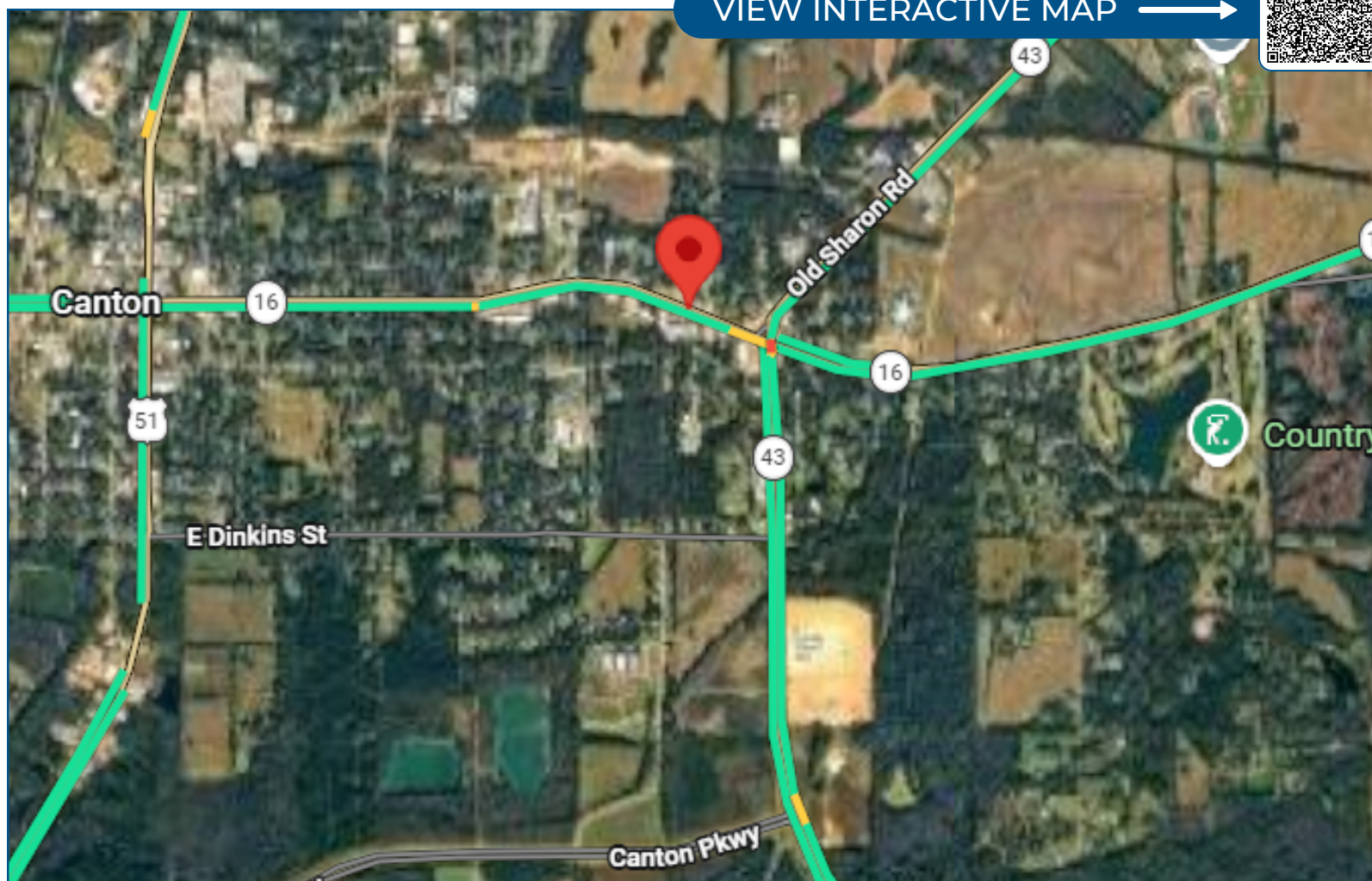
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Directional Map

VIEW INTERACTIVE MAP →



Directions from MS-43 in Canton, MS: Head toward Canton Pkwy. Use any lane to turn slightly left after passing the Dollar General (on the right). Pass by Valvoline Instant Oil Change (on the left in 0.2 mi). You will come up to the destination on your right, located at 1011 East Peace St, Canton, MS 39046.

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Listing Agent



Chance Persac

Realtor

Chance Persac grew up in Canton, Mississippi, and graduated from Canton Academy. His family now resides in Madison, while he lives in Starkville attending Mississippi State University, where he is pursuing a degree in Business Administration and has also served as Rush Chairman for his fraternity chapter.

He loves spending time outdoors, especially hunting and playing golf. His faith is the most important part of his life—he strives to live for Jesus and finds confidence through Him. Chance brings character, a strong work ethic, and a genuine passion for people into everything he does.

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**CALL Chance
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