

# South End Development Opportunity

61 W Georgia - 92 W Carolina and 78 W Carolina  
Downtown Memphis, TN 38103  
3 Parcels To Be Sold Together

# \$3,950,000



**61 W Georgia**



**92 W Carolina**



**78 W Carolina**

## 3 Buildings on 2.45 Acres (\*including alley)

61 W Georgia is a 4 story concrete building with full basement.

Approximatel 45,000 sf on .59 acre lot

92 W Carolia is a 1 story warehouse approximately 27,000 sf on 1.07 acre lot.

78 W Carolina is a 1 story warehouse approximately 15,000 sf on .58 acres.

There is an alley/street between 92 W Carolina and 61 W Georgia/78 W Carolina that has potential to be closed and add another .20 acres to the total site



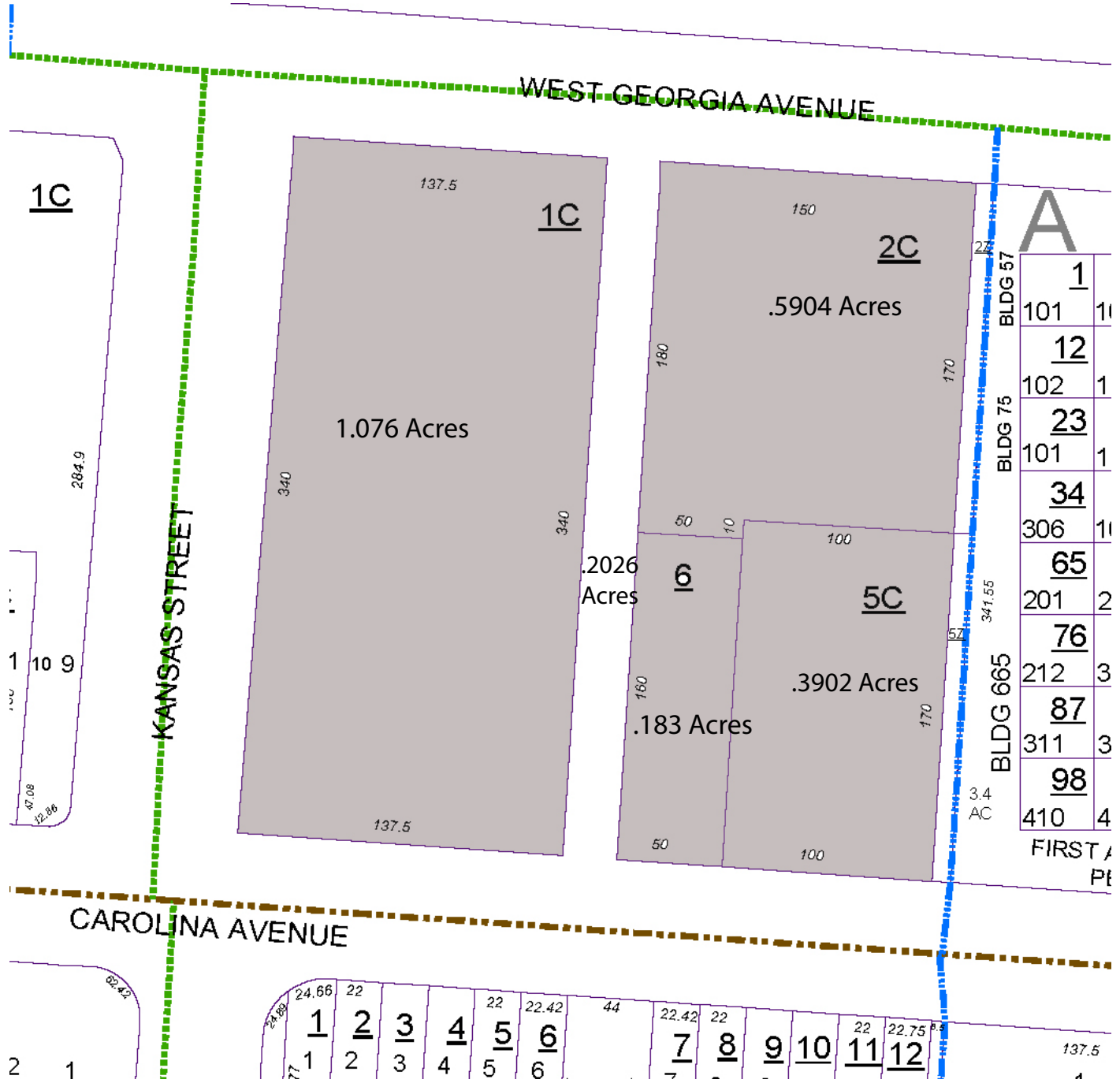
Crye-Leike Realtors  
585 S Perkins  
Memphis, TN 38117  
[www.chrisgarlandrealestate.com](http://www.chrisgarlandrealestate.com)

Chris Garland  
Cell: 901-338-3226  
Office: 901-766-9004  
[chris@chrisgarlandrealestate.com](mailto:chris@chrisgarlandrealestate.com)

[www.chrisgarlandrealestate.com](http://www.chrisgarlandrealestate.com)

# South End Development Opportunity

61 W Georgia - 92 W Carolina and 78 W Carolina  
 Downtown Memphis



**Chris Garland**  
 REAL ESTATE  
**CRYE-LEIKE®**

Crye-Leike Realtors  
 585 S Perkins  
 Memphis, TN 38117  
[www.chrisgarlandrealestate.com](http://www.chrisgarlandrealestate.com)

Chris Garland  
 Cell: 901-338-3226  
 Office: 901-766-9004  
[chris@chrisgarlandrealestate.com](mailto:chris@chrisgarlandrealestate.com)