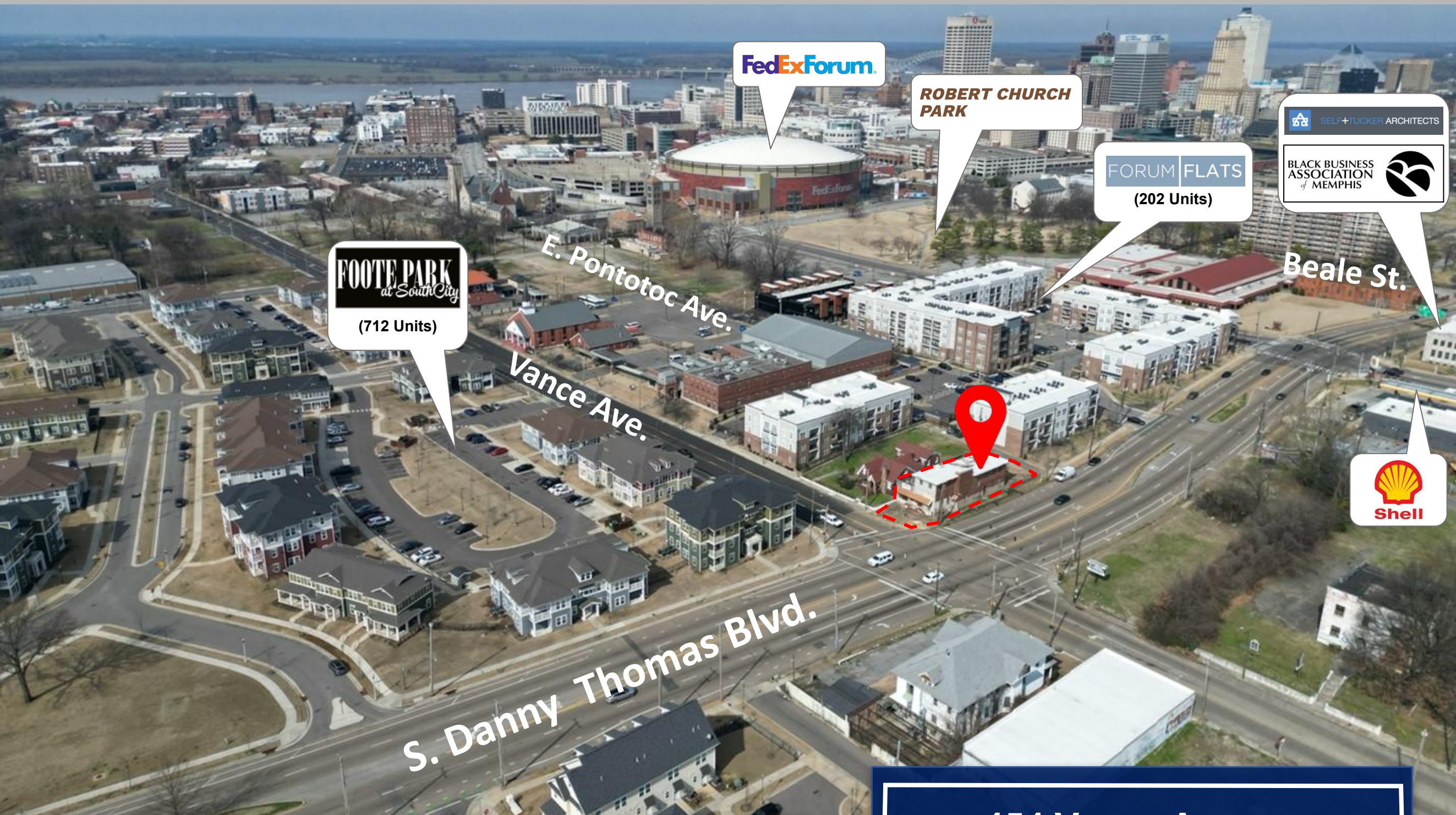


# FOR SALE

## Redevelopment Corner in Downtown



**\$375,000**

**5,035 SF on .15 AC**

**454 Vance Avenue  
Memphis, TN 38107**

- ❑ Corner Redevelopment Opportunity in growing Downtown
- ❑ Site qualifies for multiple developer incentives
- ❑ Adjacent to 1000+ newly developed South City multi-family units
- ❑ Two blocks from Fedex Forum, Home to NBA's Memphis Grizzlies



*Disclaimer: All information contained herein is from sources deemed reliable; however, no representation or warranty is made to the accuracy of the information.*



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