

# OPPORTUNITY TO PURCHASE

## ARBOR SQUARE OFFICE COMPLEX

# 3900 COVINGTON PIKE, MEMPHIS, TN 38128



**BIDDING CLOSES  
TUESDAY, NOVEMBER 17TH @ 12 NOON**



### SELLING AT ONLINE AUCTION

#### AMENITIES FOR ARBOR SQUARE OFFICE PARK

- Next door to Methodist North Hospital
- Lot Dim/Acres: 1.75 AC 179.8 X 285.0 IRR / 1.75
- Lot Square Feet: 76,318
- Building Square Feet: 24,860
- Year Built: 1985
- RU-3, Residential Urban 3
- Office Spaces Range from 750 Sq. Ft. to 1,800 Sq. Ft.
- Currently at 72% occupancy
- 102 Parking Spots
- Close to other retail, offices, and banks
- Shelby County Parcel ID 087004 A00008C
- Minutes from I-240 and Hwy. 14
- High Traffic Area

**For more information contact  
Eric Walker, Walker Auctions, at  
901-491-0793 or at  
eric@walkerauctions.com**

**Selling in cooperation with Conner Walker,  
Broker, Cushman Wakefield Commercial  
Advisors, Phone 901-366-6070**

**For More Information, Pictures, Video & to Bid Go To [WWW.WALKERAUCTIONS.COM](http://WWW.WALKERAUCTIONS.COM)**

**Terms: Sells at online auction at [www.WalkerAuctions.com](http://www.WalkerAuctions.com) in "AS IS" condition. Buyers are encouraged to inspect to your satisfaction prior to bidding. 10% Buyers Premium. Successful buyer will sign purchase agreement and deposit \$25,000 in Escrow. All inspections are to be made by buyer prior to auction close. Property is not being sold subject to inspections, appraisal, loan approval, survey or other contingencies not listed in purchase contract. Seller is not responsible for any of buyer's loan or closing costs. PRE-AUCTION offers will be considered.**

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**Lance, Terri, & Eric Walker, Auctioneer**  
**1930 Exeter Road, Germantown, TN 38138**  
**901.322.2139 or [Lance@WalkerAuctions.com](mailto:Lance@WalkerAuctions.com)**



**\*Specializing in Live & Online Auctions of Real Estate and Personal Property\***

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