

11 West Huling Ave \$1,485,000 Downtown Memphis

2,250 sf +/- Residence

10,800 +/- Total Square Feet

8550 sf +/- Studio/Office



This historic warehouse formerly operated as the National Biscuit Company has been completely renovated into a truly one of a kind Studio/Office/Residence. The building renovation is incredibly versatile and can become a vibrant office space for a small to medium size office user or a true showplace of a home! Call for a private showing and bring your creative thinking.



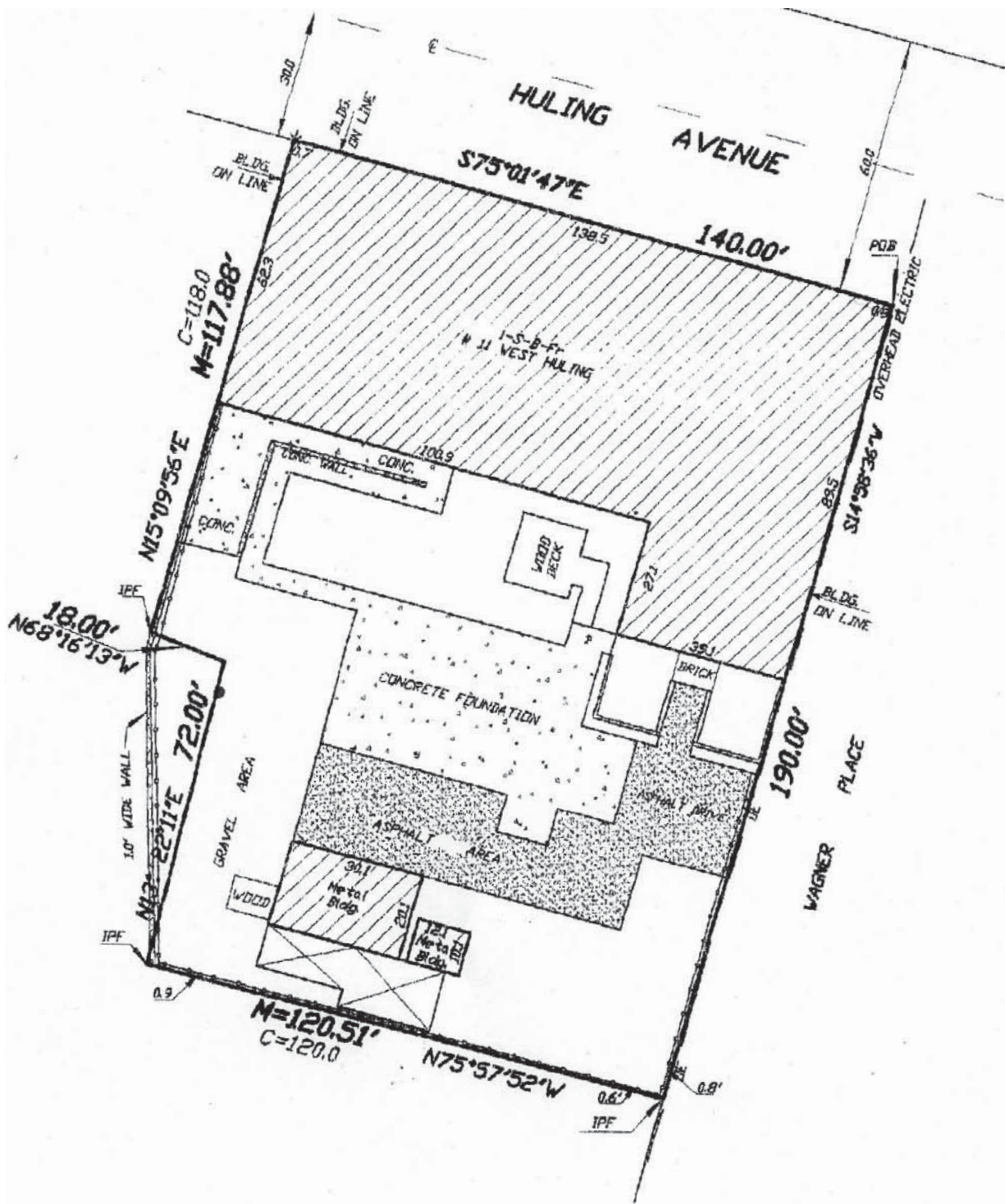
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www.garlandcompany.com

11 WEST HULING SITE SURVEY

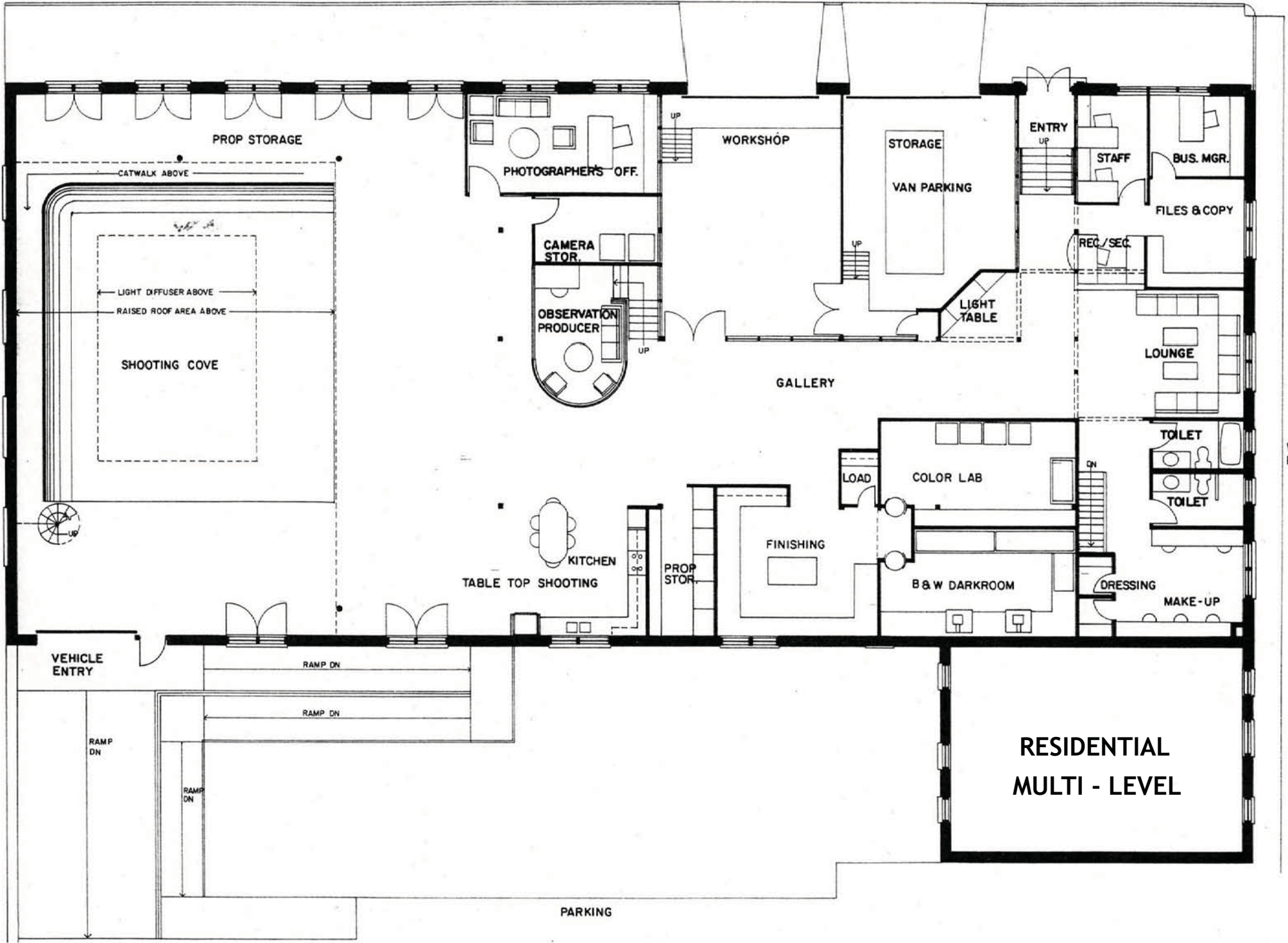


PROPERTY DESCRIPTION

Part of Lots 1, 2 and 3, Block 9 in South Memphis Subdivision unrecorded, lying in Memphis, Shelby County, Tennessee, being that property recorded in Instrument AB 2829 of the Register's Office of Shelby County and being more particularly described as follows:

Beginning at the intersection of the south line of Huling Avenue (60 feet wide) with the west line of Wagner Place; thence South 14 degrees 58 minutes 36 seconds West along the west line of Wagner Place a distance of 190.00 feet to an iron pin found; thence North 75 degrees 57 minutes 52 seconds West a measured distance of 120.51 feet (called 120.0 feet) to an iron pin found; thence North 13 degrees 22 minutes 11 seconds East a distance of 72.00 feet; thence North 68 degrees 16 minutes 13 seconds West a distance of 18.00 feet to an iron pin found; thence North 15 degrees 05 minutes 56 seconds East a measured distance of 117.88 feet (called 118.0 feet) to a chise mark found in the south line of Huling Avenue; thence South 75 degrees 01 minutes 47 seconds East along said south line a distance of 140.00 feet to the point of beginning.

Legend
 P.O.B. = Point of Beginning
 IPF = Iron Pin Found
 IPS = Iron Pin Set
 T.V. = Underground Telephone Valve
 S.M.H. = Sewer Manhole
 P.P. = Power Pole
 T.H. = Telephone Junction
 F.H. = Fire Hydrant
 O.E. = Overhead Electric
 D.I. = Drain Inlet
 D.P. = Drain Pipe
 H/W = Headwall
 P.K. Set = P.K. nail
 M.W. = Monitoring Well
 W/M = Water Meter



11 West Huling Floorplan

FLOOR PLAN SCALE: 1/8" = 1'-0"  NORTH

11 West Huling Aerial Map



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