



**10 N Main #7B**  
**Downtown Memphis**  
**Porter Building Condos**  
**1 Bedroom Unit with River**  
**and City Views**  
**\$126,000**  
**Also available for Lease**



**Spacious 1 Bedroom Condo in the Beautiful Historic Porter Building. This unit has Hardwood Floors Throughout , Arched Windows with City and River Views and the trolley stops right outside the building. Enjoy Sunsets on the Rooftop Deck with Spectacular Sweeping River and City Views. Great Location on Court Square where you can Walk to Shopping and Dining!**

**Chris Garland**  
**901.338.3226**



**Garland**  
**Company**

REAL ESTATE

**901.527.7779**

**Tracie Gaia**  
**901.649.6232**

**[www.garlandcompany.com](http://www.garlandcompany.com)**



ML#: 3175406 P: 12 ACT CONDO 745A LP: \$ 126,000  
 Address: 10 N MAIN UNIT 7B ST Unit #: 7B  
 City: MEMPHIS State: TN Zip Code: 38103 Handy Map:  
 County: SHELBY Cross St: MADISON Parcel ID: 002015 A00015  
 Condo: Porter Building Mgmt:  
 Bedrooms: 1 Living Rm: 0x0 Master Bedroom: 0x0  
 Full Baths: 1 Dining Rm: 0x0 Bedroom 2:  
 Half Baths: 0 Kitchen: Bedroom 3:  
 # Rooms: 3 Breakfast: Bedroom 4:  
 #Bds Down: 1 Den/Great: 0x0 Bedroom 5:  
 # Stories: 1 Play/Bonus: Keeping/Hearth:  
 #FP: 0 Units/Bldg: 21 Office:  
 Parking: 0 Condo Assoc: Y Construction Status: Existing Property  
 ListType: Exclusive Right to Sell Flood Ins Req: Est. Date of Completion:  
 Service Type: Full Service Listing Termite Contract: Monthly Maint: \$ 152  
 MAAR Subdivision: PORTER BUILDING CONDOMINIUMS Pool: None  
 Legal Subdivision: PORTER BUILDING CONDOMINIUMS Lot# : UNIT 7B Lot Size: 0x0  
 Directions: The Porter Building is at the Corner of Main Street and Court Square just across Main from the Springhill Suites and Marriot

Sales Type: Normal Sale

Annual Cnty/City Taxes: \$1,659 / \$ 1,335

Year Built: 1985 Apx SqFt: 0-999

MAAR Subdivision: PORTER BUILDING CONDOMINIUMS

Legal Subdivision: PORTER BUILDING CONDOMINIUMS

Lot# : UNIT 7B

Lot Size: 0x0

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### Features

Type:	High Rise (7+ Stories)	Handicap
Style:	Traditional	Design:
Additional Br/ Bth Info:	All Bedrooms Down	Historic District: Gayoso-Peabody HP District
Master Bedroom:		Floors/ Ceilings: Hardwood Throughout, Tile
Bedroom 2:		Fireplace:
		Security:
Bedroom 3:		Heating: Central
Bedroom 4:		Cooling: Central Cooling
Bedroom 5:		Water/Sewer:
Office:		Roof:
Master Bath:		Foundation: Brick Veneer, Wood Window(s)
		Exterior/ Windows:
Liv/Din/ Kitchen:	Other (See REMARKS), Separate Liv Rm	Parking/ Storage: Rent Parking Space
		Misc. Exterior:
Interior Equipment:	Range/Oven, Dishwasher	Amenities: Other (See REMARKS)
Other Rooms:		Fees Include: Water/Sewer, Trash Collection, Exterior Maintenance, Grounds Maintenance, Management Fees
Misc. Interior:		New Financing: Conventional, FHA
		Wrtty/ Poss/ Req'd Add: Possession at Closing
		Showing Instructions: Appointment Only, Call Listing Agent

### Remarks

Public Remarks: Nice 1 BR Condo in the Porter Building. Views of the Bridge and River from the Unit. Arched Windows, Hardwood Floors, Excellent Location, Walk to all Downtown has to Offer. Trolley Stops right out Front. Great Roof Deck!

Realtor Remarks: Easy to Show. Make sure and show the Rooftop Deck. Just take the elevator to the 10th floor and then walk up to the Roof!

### Listing Information

List Office:	GGAR	Garland Company Real Estate, LLC	901-527-7779	Comm to SA:
List Agent:	9884	Chris Garland	901-338-3226	Comm to BA: 3.00
Co-List Agt:	9886	Tracie Gaia	901-649-6232	Comm to TB:
Appointment:	901-338-3226	List Date: 07/06/09	Expire Date: 12/31/09	Var Comm:

### Sold Information:

Pend Dt:		Selling Office:	
Close Date:		Selling Agent:	SP:
DOM:	*CDOM	Co-Selling Agent:	Orig LP: \$ 159,900
Corporate Own:		Sold SF:	Sold Term:
		Slr Contrb:	

\* Information, including Square Footage, deemed reliable but not warranted. The CDOM field does not include prior time on the market if the listing has been off the market for 30 or more days.

07/06/09 04:26 PM

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Prepared By:  
Chris Garland  
CND Agent Full Report