

# **AUCTION**

## **of Real Estate & Assets**

**5805 Winchester Rd. Memphis, TN 38115: Formerly "David's Auto/Tire Center"**



**The Auction has been extended to  
Thursday, February 29, 2024, 11:07am CST!**

**Open House: Wednesday, February 28th  
10am - 2pm CST**

**Broker Participation Welcome!**

Call the Auctioneer for more info or to view the property. @901-486-0839

**www.JohnRoebuckAuctions.com**  
**901-763-2825/901-486-0839**

JDR Auction Services of FL, LLC (dba) **JOHN  
ROEBUCK  
AUCTIONS**



## **A Message from Broker John Roebuck:**

*Thank you for your interest in this 6,200± square foot commercial building being offered. In today's market, it is rare to find a building of this size with more potential and flexibility for multi-uses. As most of you know, I've been in the real estate profession for fifty years analyzing potential uses for properties. This property offers many. One possibility is to set up 6 or 7 rental bays. All bays are heated. There is a nice executive office and/or showroom with private bathroom for the CEO. The office area is air-conditioned and heated. You can get very creative with this property or rent it as is to an end-user. The building is in great condition and move-in ready.*

*I'm encouraging all potential bidders to make an offer. The seller is motivated to sell quickly. This property is located on a very busy street with 40,000 cars passing daily. There are thousands of businesses and residences in the surrounding area. Again, make an offer quickly. The equipment is still in place. You may want or need to negotiate for the auto/tire and repair equipment for pennies on the dollar.*

**Thanks, and God bless, John  
901-486-0839**

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Thursday, February 29, 2024;  
@11:07am CST**

**There will be no online bidding,  
call John to make an offer today!**

### **Terms and Conditions:**

Information provided is derived from sources believed to be correct, but is not guaranteed. Graphics are approximate. All property sold "as is." The Seller will provide a valid clear marketable title to the property. A ten percent (10%) buyers premium will be added to the winning bid to determine the total price to be paid. The high bidder will be required to place the 10% deposit the day of the signing the contract if you are the winning bidder, in the form of certified funds or a personal check with a bank letter of guarantee, with balance due at closing. The real estate will be sold first and then the equipment.

All real estate closings shall take place no later than 45 days after all parties have signed the contract. The entire purchase price must be paid by cashier's check, certified funds, or wired funds at closing. No property will be sold contingent on financing or any other contingency.

AL #823 • FL #CQ1042959 • GA #166853 KY #RP811 • LA #AB-292 • MS #276F • SC #73182 • TN #5896



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