

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate

**806-373-3111**  
GWAMARILLO.COM



# FOR SALE

1101 N. Pierce  
Amarillo, TX

## Mechanic Shop



<b>BUILDING SIZE:</b>	3,592 sf
<b>LOT SIZE:</b>	25,500 sf (150' x 170')
<b>ZONING:</b>	LC - Light Commercial
<b>TRAFFIC COUNT:</b>	6,885 cars per day
<b>TAXES:</b>	\$1,261.52 / year
<b>ASKING PRICE:</b>	\$225,000



### North side of building

- Office
- 2 restrooms
- 2 lifts
- 3 overhead doors—10' x 12'
- 14; ceiling heights
- Air compressor
- Overhead heater
- Window AC

### South side of building

- 2 offices - includes furniture and filing cabinets
- 3 overhead doors - 10' x 12'
- 3 overhead door - 12' x 12'
- Alignment machine
- 14 ceilings
- 1 lift
- 1 floor lift
- Misc tools
- Double wash sink
- Fenced yard with carport



All contents go with building  
Seller will consider financing  
- 8% interest / 10 year note



This information has been secured from sources we believe to be reliable, but we make no representation or warranties, expressed or implied, as to the accuracy of the information. References to measurements are approximate. Buyer must verify the information and bears all risks for inaccuracies.

This property is represented by:  
Cathy Derr, CCIM  
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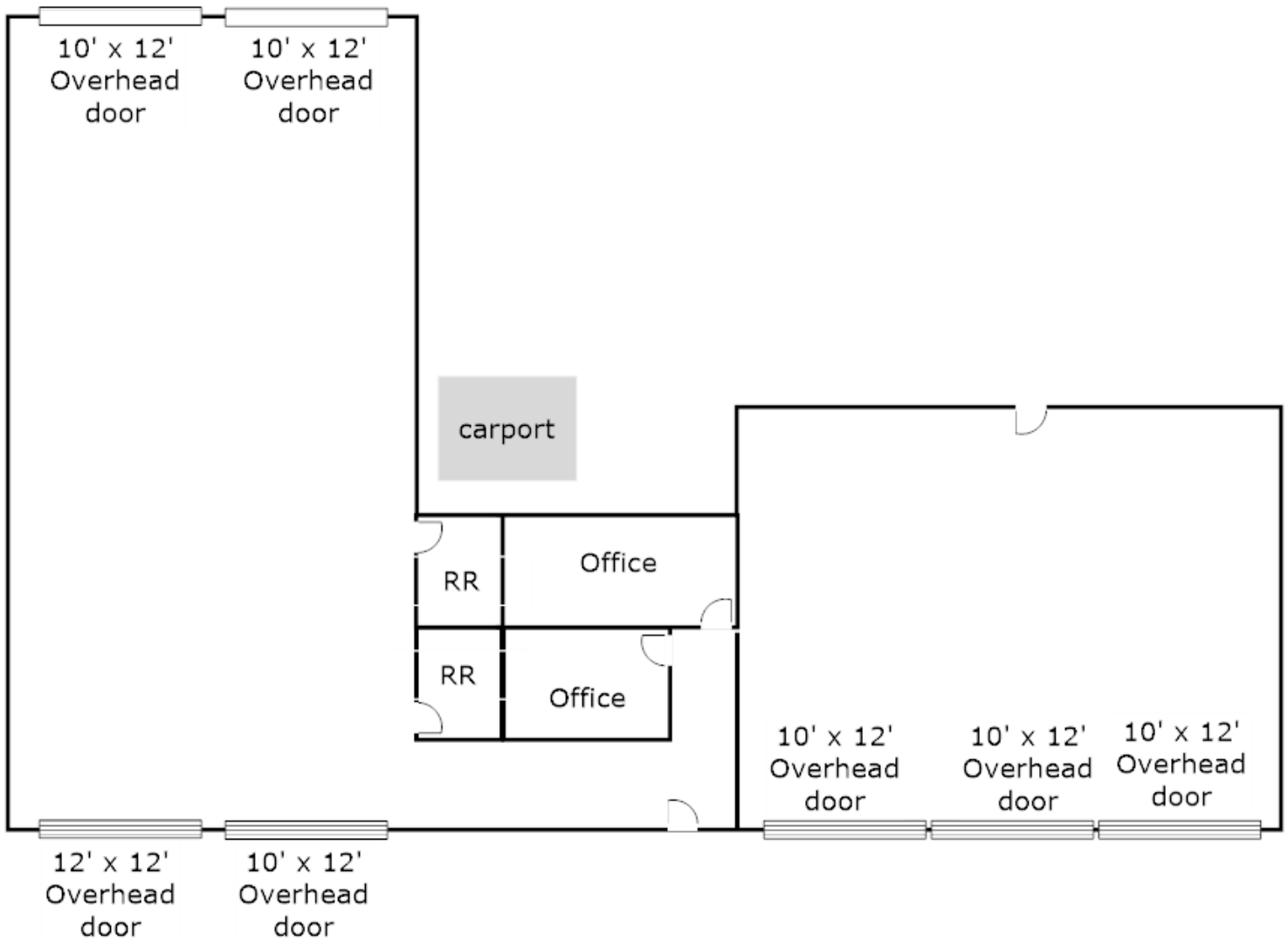
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