

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE

1700 - 1710 SE 16th
Amarillo, TX

Multi-Unit Warehouse



BUILDING SIZE: 12,500 sf total
(2) buildings - each is 6,250 sf

YEAR BUILT: 2006

LOT SIZE: 37,500 sf

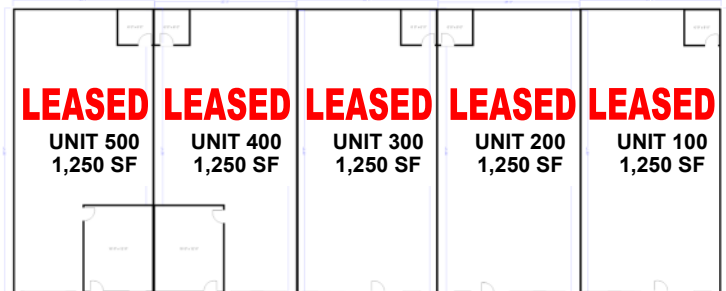
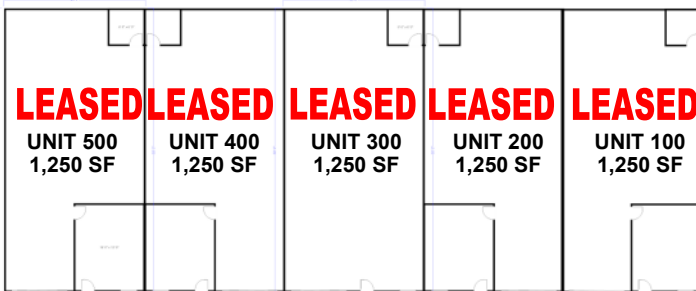
FRONTAGE: 300' on SE 16th

ZONING: GR - General Retail

TRAFFIC COUNT: 18,679 cars per day on Ross

TAXES: \$10,586.49

ASKING PRICE: \$600,000.00



- Located just west of Ross St.
- 10 units - each units is 1,250 sf (25' x 50')
- 13' ceilings
- Each has 12' high x 10' wide overhead door

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:
Miles Bonifield
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PROPERTY HIGHLIGHTS

Purchase Price: \$600,000.00

Price Per Unit: \$60,000.00

Price Per Foot: \$48.00

PROPERTY SUMMARY

Numbers of Units 10

Net Rentable sf 12,500

Year Built: 2006

2016 ACTUAL RENTS

Address	Sq. Ft.	Monthly Rent	Yearly Rent Income
1700 -#100	1,250	\$650.00	\$7,800.00
1700 -#200	1,250	\$550.00	\$6,600.00
1700 -#300	1,250	\$600.00	\$7,200.00
1700 -#400	1,250	\$600.00	\$7,200.00
1700 -#500	1,250	\$650.00	\$7,800.00
1710 -#100	1,250	\$550.00	\$6,600.00
1710 -#200	1,250	\$550.00	\$6,600.00
1710 -#300	1,250	\$600.00	\$7,200.00
1710 -#400	1,250	\$600.00	\$7,200.00
1710 -#500	1,250	\$600.00	\$7,200.00
Totals	12,500	\$5,950.00	\$71,400.00

INCOME

Gross Possible Rents at 100% \$71,400.00

TOTAL INCOME \$71,400.00

EXPENSES

Maintenance \$2,000.00

Grounds Maintenance \$1,500.00

Real Estate Taxes \$10,586.49

Insurance \$5,000.00

TOTAL EXPENSES \$19,086.49 \$1.53/psf

Net Operating Income \$52,313.51

Projected Cap Rate on \$600,000.00 = 8.72%

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