

# GAUT · WHITTENBURG · EMERSON

# FOR SALE OR LEASE

Commercial Real Estate



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



205 & 207 N. Tyler  
Amarillo, TX

## Shop / Warehouse with Fenced Yard



**BUILDING SIZE:** 205 N Tyler - LEASED  
207 N Tyler - 6,055 sf - \$1,200/month + utilities

**YEAR BUILT:** 1930

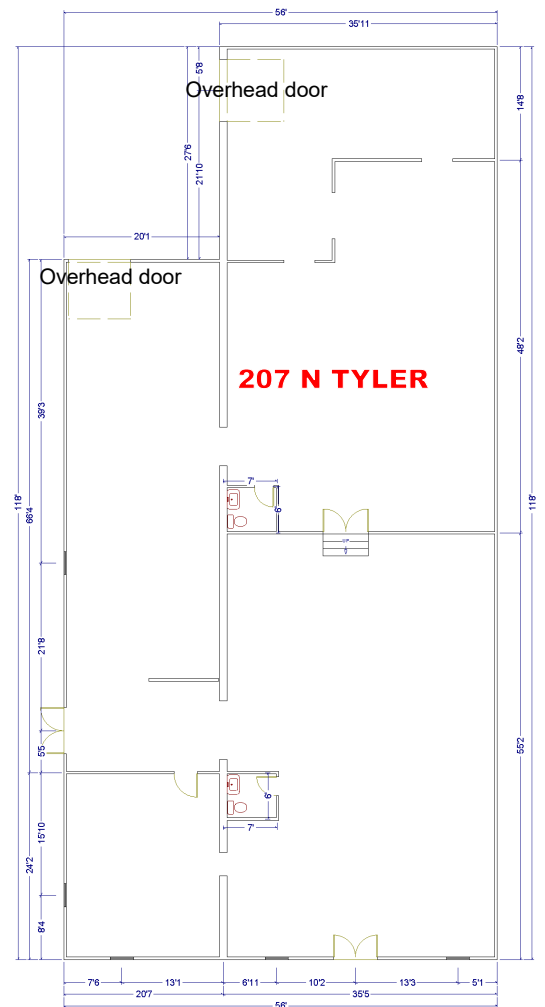
**LOT SIZE:** 16,800 sf

**ZONING:** I-1 Light Industrial

**TAXES:** \$774.90 / year

**INSURANCE:** \$1,244.26 / year

**ASKING PRICE:** \$225,000.00 Asking Price  
- \$45,000 (20% down PMT)  
\$180,000 Loan  
PMT = \$1,518.94/month (6% 15 years)  
\$ 168.26  
\$1,687.20 PI TI



Central location near downtown Amarillo. Easy access to I-27/I-40, and Amarillo Blvd  
Adjacent to Amarillo Bolt Company, Acton Mechanical and Max Waste Management

### 207 N TYLER:

- Great looking large brick shop with fenced yard at a low rental rate
- 1 grade level overhead door, 1 dock high 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:  
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