

**GAUT · WHITTENBURG · EMERSON**

Commercial Real Estate



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



**FOR SALE OR LEASE**

**3460 River Road**  
**AMARILLO, TX**

**RETAIL**



**BUILDING SIZE:** 6,860 sf  
**YEAR BUILT:** 1998  
**LOT SIZE:** 30,625 sf (175' x 175')  
**FRONTAGE:** 174' on River Road  
**ZONING:** GR - General Retail  
**LEASE RATE:** \$4,500 + NNN + utilities  
**ASKING PRICE:** \$450,000

- Currently leased to Family Dollar through December 31st, 2018 for \$4,500/month + NNN.
- Currently vacant at this time

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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