

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: \$495,000

- 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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