

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE

413 SW 4th
Amarillo, TX

INVESTMENT PROPERTY - OFFICE/RETAIL/ WAREHOUSE



BUILDING SIZE: 8,700 sf

YEAR BUILT: 1930

LOT SIZE: +/- 14,000 sf

ZONING: LC - Light Commercial

ASKING PRICE: \$360,000

RENTAL INCOME

Suite	Monthly Rate
413	\$795 / month
415	\$550 / month
417	\$550 / month
419	\$495 / month
421	\$650 / month
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	\$3,040 / month

- 5 spaces
- Overhead doors on some units
 - (1) 8' x 8'
 - (2) 8' x 10'
 - (1) 10' x 16'
- Concrete floors
- Tenants pay all utilities

Annual Income: \$36,000

Expenses:

Property Taxes \$1,909

Insurance \$3,000

10% Repairs and Va-
cany \$365

Total Expenses: \$5,274 / year

NOI \$31,206 / year

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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