

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE

**45th West of Coulter,
AMARILLO, TX**

WAREHOUSE



BUILDING SIZE: 2,000 sf - 2,400 sf
ZONING: GR - General Retail
TRAFFIC COUNT: 42,121 cars per day at 45th & Coulter intersection
ASKING PRICE: \$200,000 for 2,000 sf
\$220,000 for 2,400 sf

- Potential to be a personal office, auto storage or personal space
- The warehouse will be heated and cooled
- Office
- Bathroom
- Kitchenette
- Storage room with loft above it
- 14' x 12' overhead doors
- 16' sidewalls
- 22' middle clearance
- Condo association with details to follow



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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