

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



806-373-3111
GWAMARILLO.COM



FOR SALE

6027 Canyon Drive
Amarillo, TX

Warehouse / Office



BUILDING SIZE: 4,656 sf

YEAR BUILT: 1998

LOT SIZE: 12,632 sf

ZONING: LC - Light Commercial

TAXES: \$3,296.32 /year

ASKING PRICE: \$325,000

- Located on the east side of Canyon Drive, between Western and Bell.
- Great visibility from I-27
- Could easily be converted to office or retail
- Currently 4 separate suites - 1,150 sf each. Could be combined
- (4) overhead doors (10' x 10')
- Apartment upstairs - separately metered

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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