

**GAUT • WHITTENBURG • EMERSON**

Commercial Real Estate

**806-373-3111**

www.gwamarillo.com



**FOR SALE**

**6801 S Bell, Amarillo, TX**

**COPPERRIDGE SHOPPING CENTER**



**BUILDING SIZE:** 20,300 sf  
**YEAR BUILT:** 2001  
**LOT SIZE:** 73,700 sf (335' x220')  
**ZONING:** GR General Retail  
**TAXES:** \$31,857.32  
**ASKING PRICE:** \$2,500,000.00

- Located in Southwest Amarillo
- 18,926 cars per day on Bell Street
- Across street from Stonegate Apartments
- Between (2) High School campuses.
- Triple Net (NNN) leases
  - \* Pizza Planet
  - \* State Farm Insurance
  - \* Fish Pros (2 spaces /2 leases)
  - \* Serenity Nails
  - \* Optimal Physical Therapy



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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