

GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



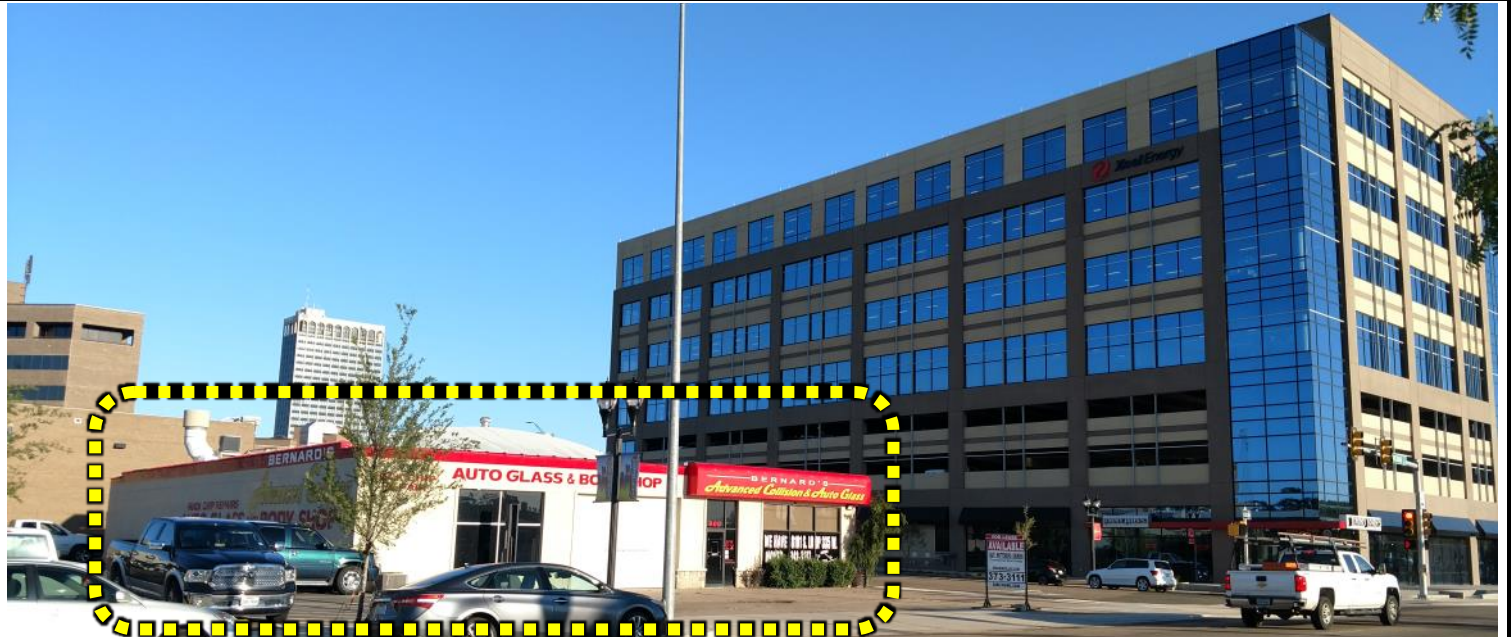
806-373-3111
GWAMARILLO.COM



FOR LEASE

800 S Buchanan
Amarillo, TX

GREAT DOWNTOWN LOCATION



BUILDING SIZE: 7,066 sf
YEAR BUILT: 1953, remodeled 2002
LOT SIZE: 9,800 sf (70' x 140')
Additional parking 1 block away
ZONING: CBD - Central Business District
TRAFFIC COUNT: 18,908 cars per day
LEASE RATE: \$4,000/month + utilities
SALE PRICE: \$850,000

Adjacent to:

City of Amarillo - Housing 10 departments
Xcel Energy - 300 employees
Proposed MPEV - up to 5,000 seats
Downtown Post Office
Jimmy John's Gourmet Sandwiches

Nearby:

Amarillo City Hall
Amarillo Civic Center
Convention Hotel - Embassy Suites w/ 227 suites
Downtown Toot 'n' Totum
Place I Office Building
Wells Fargo Office Building

- New 2-way access on 8th Street, driving business to Buchanan
- Potential uses: Restaurant/Bar, Retail, Office
- 1,125 sf office with 5,875 sf warehouse
- Divisible up to 4 retail spaces (1,400 sf minimum)
- Tenant Improvement Allowance available
- Central HVAC through out the building
- (2) existing restrooms
- Floor drain
- Heavy 3 phase electrical with 220V plugs throughout

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:
GABE IRVING, CCIM
gabe@gwamarillo.com • 806-373-3111

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LEGEND

- | | |
|-----------------------------|----------------------------|
| Polk Street Corridor | Proposed Parking Garage |
| Government & Civic District | Proposed |
| Warehouse District | Embassy Suites Hotel |
| Existing | Parking Garage |
| Amarillo National Bank | Xcel Energy Building |
| Downtown Public Library | Multi-Purpose Event Venue |
| Globe-News Center | Park Space |
| Civic Center | Courthouse Square |
| City Hall | Liberty Theater Park |
| Happy State Bank | Railroad Linear Park |
| Chase Tower | Primary Green Connection |
| | Secondary Green Connection |
| | Tertiary Green Connection |

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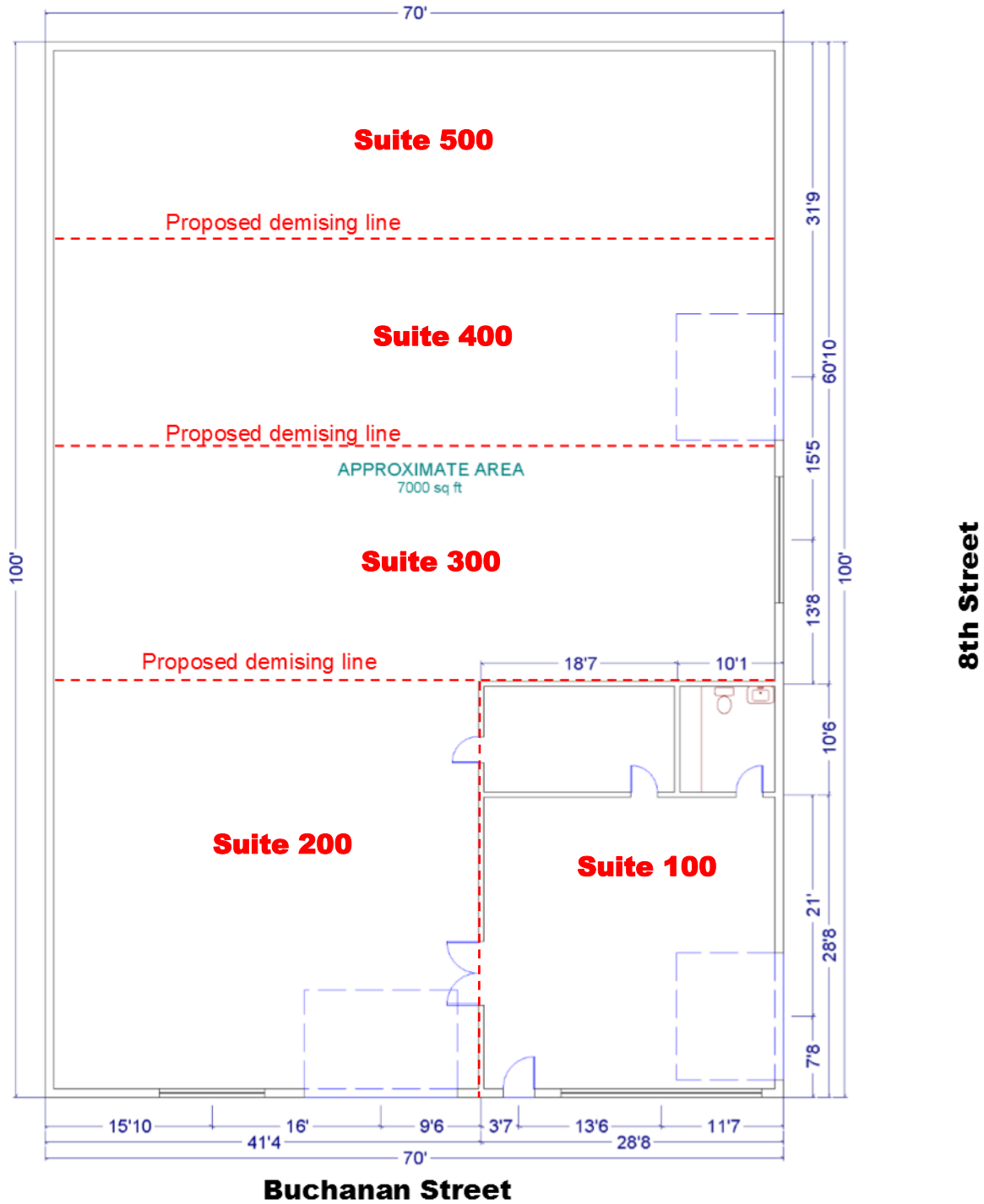
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