

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



**806-373-3111**  
GWAMARILLO.COM



# FOR SALE

**800 W FM 1151,  
AMARILLO, TX**

## Feed Store / Warehouse / On-Site House



**BUILDING SIZE:** 18,237 sf (combined)  
**LOT SIZE:** 3.28 acres  
**ZONING:** OCL - Outside City Limits  
**TAXES:** \$5,203 / year  
**ASKING PRICE:** \$460,000

[Click here to see a video tour of property](#)

- A - House** 1,997 sf Currently not occupied  
Open concept (2) bed/(2) bath/(2) car garage w/ (2) living areas & metal roof. Large fenced backyard with pergola & sprinkler system. Well & Septic
- B - Warehouse** 2,240 sf Partially leased for RV storage  
Metal building with an open front for RV storage. 1,280 sf enclosed with (2) 12' x 10' overhead doors, 13' clearance / sidewalls. 960 sf open warehouse. All wired for 3 phase.
- C - Large RV Storage Building**  
8,000 sf (40' x 200') fully leased for RV storage
- D - Smaller RV Storage Building**  
2,800 sf (40' x 70') Fully lease for RV storage
- E - Feed Store**  
3,200 sf Leased for approx. 24 months 15' clearance w/ (3) overhead doors (12' x 14'), office & showroom, newer roof and fenced yard

Entire property is fenced with electric gate

Pro Forma	Monthly Rent	Monthly Income
24 covered RV spaces	\$65/space	\$1,560
2 enclosed RV spaces	\$100/space	\$200
4 outside parking	\$30/space	\$120
Feed store	\$1,000/mo	\$1,000
House	\$1,800/mo	\$1,800
<b>Total Monthly Rent</b>		<b>\$4,680</b>

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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