

# GAUT · WHITTENBURG · EMERSON

Commercial Real Estate



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



## FOR SALE

**99 N. Tyler  
Amarillo, TX**

### Office / Warehouse



**BUILDING SIZE:** 23,564 sf  
+/-8,106 sf office  
+/-13,500 sf warehouse

**YEAR BUILT:** 1980

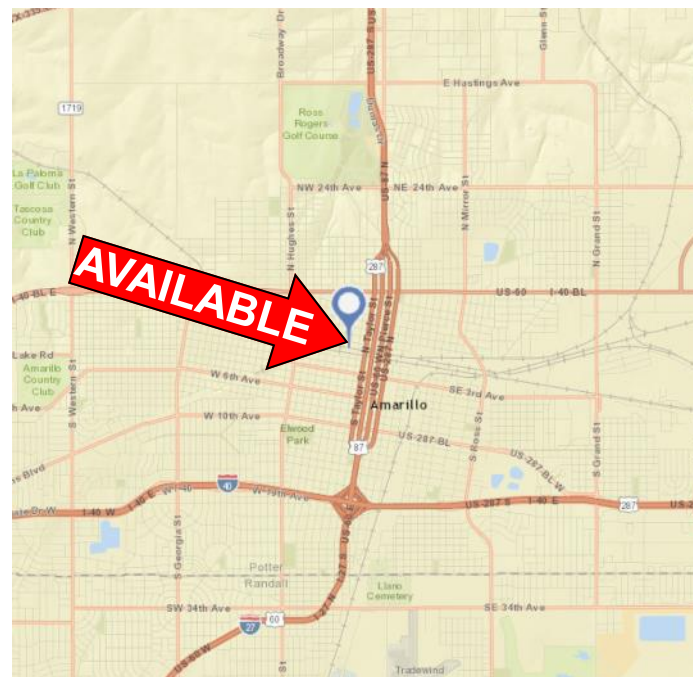
**LOT SIZE:** 3.21 acres

**ZONING:** I-1 Light Industrial

**TAXES:** \$4,383.02 / year

**ASKING PRICE:** \$250,000

- Clear height 12' - 20'
- Fenced Yard
- Multiple covered storages sheds



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:  
**AARON EMERSON, CCIM, SIOR**  
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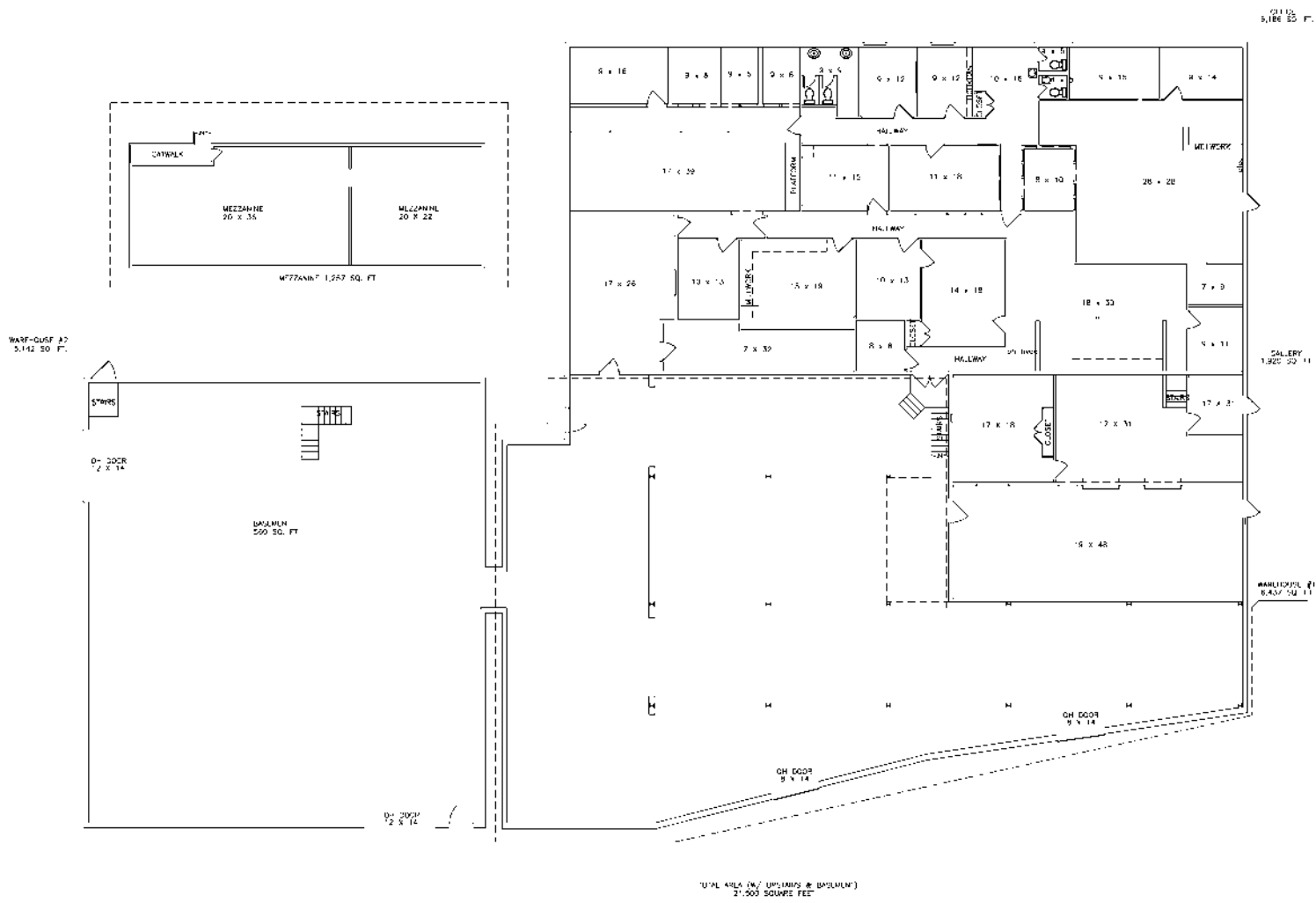
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