

## RETAIL FOR SALE

# OASIS LAUNDROMAT

2440 SE 27th Ave, Amarillo, TX 79103



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$650,000
<b>NUMBER OF UNITS:</b>	3
<b>LOT SIZE:</b>	1.07 Acres
<b>BUILDING SIZE:</b>	5,800 SF
<b>ZONING:</b>	GR (general retail)
<b>PRICE / SF:</b>	\$112.07

### PROPERTY OVERVIEW

Retail strip center was built in 2019. Property is fully leased with three tenants. Oasis Laundromat occupies 3,600 square feet. Equipment may be purchased separately. There is a .6 acre lot behind the building which could be developed. Building has spray foam insulation and high efficiency HVAC systems. This is an excellent opportunity to own your own business and investment property.

### PROPERTY HIGHLIGHTS

- Three tenant retail strip center
- .6 acre vacant lot for development
- Concrete parking lot with 25 parking spaces
- Laundromat Equipment can be purchased separately

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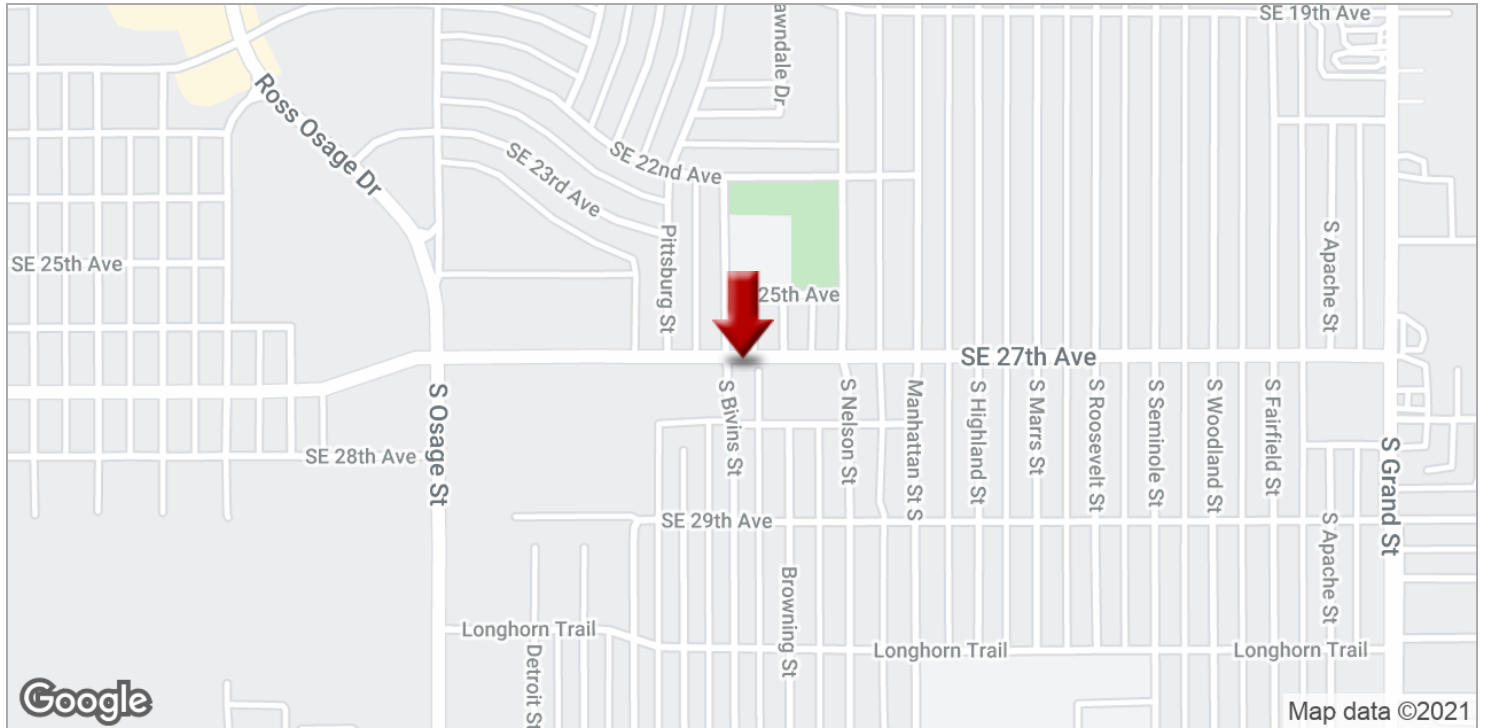


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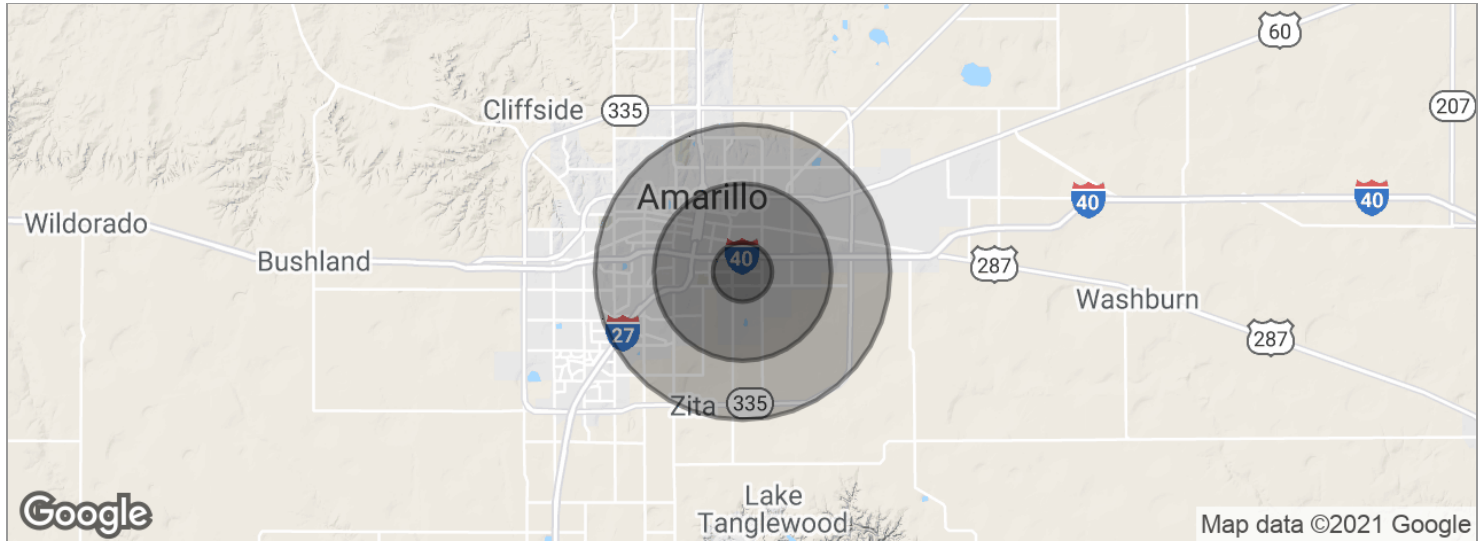
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total population	8,294	47,100	120,218
Median age	30.8	30.4	31.2
Median age (male)	31.2	30.0	30.6
Median age (Female)	30.8	30.6	31.9

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	2,610	15,806	42,007
# of persons per HH	3.2	3.0	2.9
Average HH income	\$51,381	\$43,388	\$47,641
Average house value	\$57,506	\$83,324	\$89,822

\* Demographic data derived from 2010 US Census

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