

GAUT • WHITTENBURG • EMERSON

Commercial Real Estate

806-373-3111

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FOR LEASE

1907, 2001 & 2005 N 2nd Ave.
Canyon, TX

NEWEST

THE DEPOT RETAIL/OFFICE COMPLEX IN CANYON



1907 N 2nd



2001 N 2nd



2005 N 2nd

LEASE RATES: \$12.00 / sf

- **Suite A - Office w/ garage**
1,538 sf

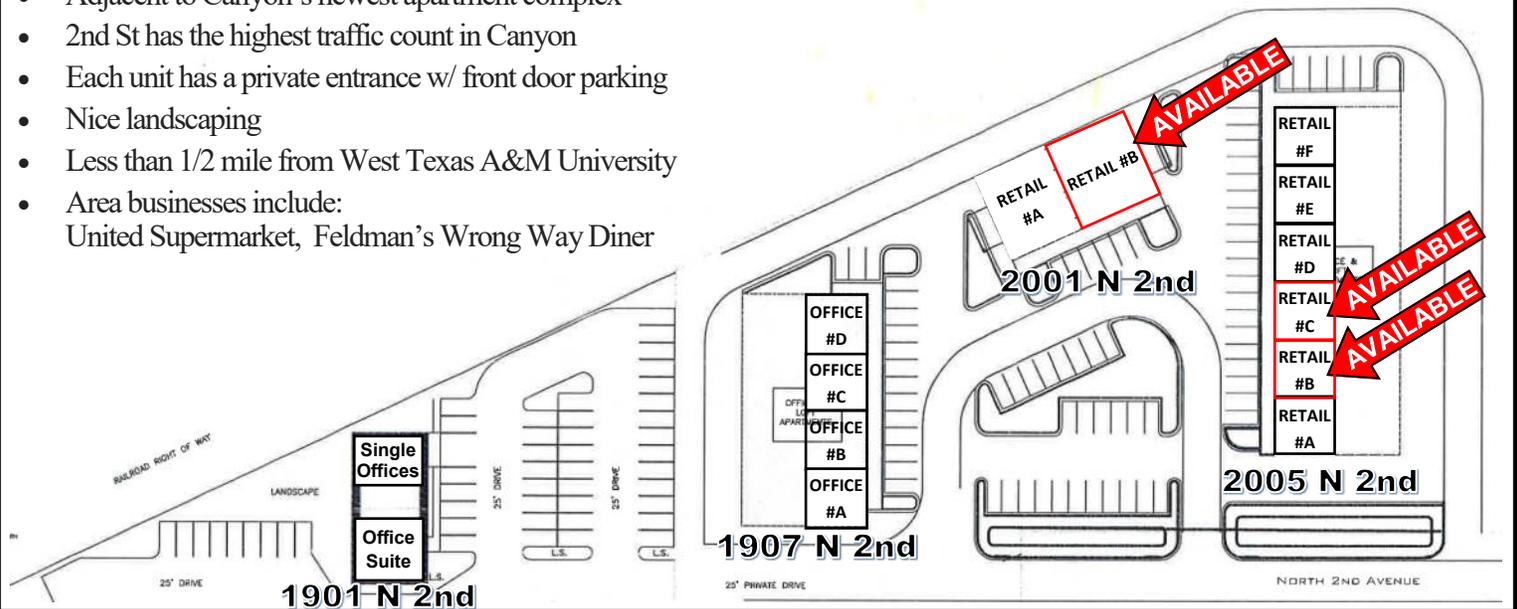
LEASE RATES: \$12.00 / sf

- **Suite B - Retail/Restaurant**
3,062 sf
1st floor - 2,019 sf
Mezzanine - 861 sf
Outdoor seating area - 182 sf
End cap
Option to add drive-up window

LEASE RATES: \$12.00 / sf

- **Suite F - Office w/garage**
1,538 sf
- **Suite C - Office w/ garage**
1,459 sf
- **Suite B - Retail w/ garage**
1,459 sf
- **Suite A - Retail w/ garage**
1,538 sf
End cap
Option to add drive-up window

- Adjacent to Canyon's newest apartment complex
- 2nd St has the highest traffic count in Canyon
- Each unit has a private entrance w/ front door parking
- Nice landscaping
- Less than 1/2 mile from West Texas A&M University
- Area businesses include:
United Supermarket, Feldman's Wrong Way Diner



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:
CATHY DERR CCIM
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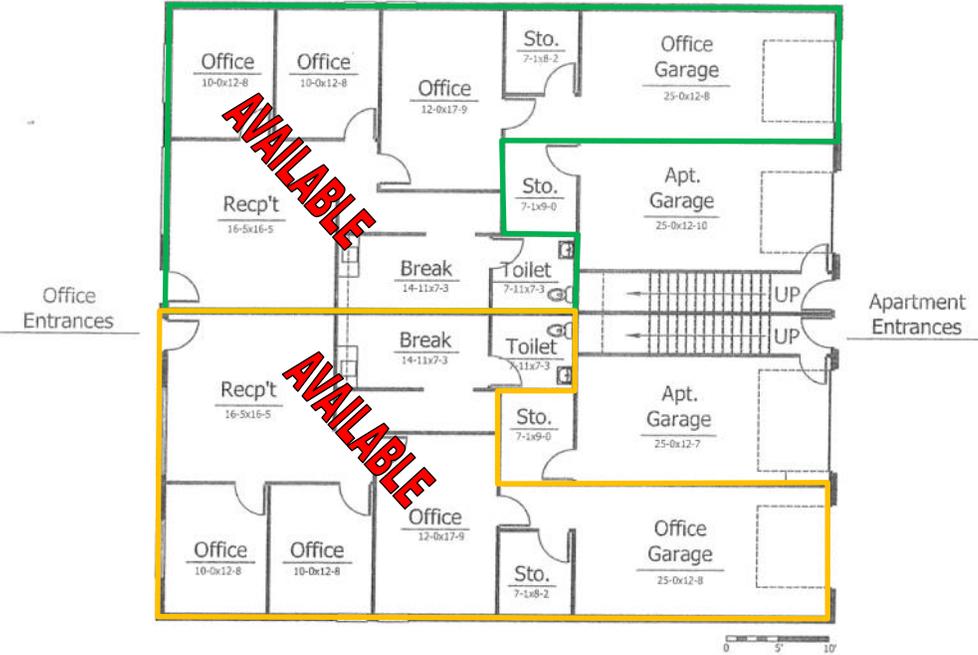


FOR LEASE

N 2nd Ave, Canyon, TX

THE DEPOT—RETAIL AND OFFICE SPACE

1907 & 2005 N 2nd - Office Suites



Lower (Offices) Floor Plan



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