

205 N Cedar St., Borger, TX



For Lease: 1,672 SF building on
33,236 Lot

Former Valero Convenience Store

Lease Rate: \$2,500.00 a month + NNN's
NNN's Est. @ \$500.00/month

Landlords Work: Prior to lease commencement, Landlord will remove the canopy, restripe the parking lot, and redo the exterior façade of the building with an EIFS coating.

Tenant Improvement: Upon Landlords review of Tenants interior finish out requirements, Landlord will either provide a “turn key” finish out or up to a \$25 SF improvement allowance.



Taco Bell

McDonald's

Braums

Sonic

Best Western

Borger High School

Car Wash

Autozone

CVS

O'Rielly's

205 N Cedar St.
Subject

N

Google Earth

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HWY 207

Cedar St

136

Sycamore St

Bryan St

N Bryan St

Bulldog Blvd

**Site—205 N. Cedar
St.**

Borger, TX

Lot: 33,236 SF

Building: 1,672 SF

Cedar St

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SW 1/4 SECTION NO. 19, BLOCK "Y"
A B B-M C SURVEY
HUTCHINSON CO., TEXAS
THOMPSON ADD'N, UNIT 4, LOT NO. 14 B 15

