

Investment Opportunity



Desert Grove Resort Hotel

3500 South 4th Avenue
Yuma, AZ 85365

Presented by:

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Contact Info:

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Broker of Record:

Arizona- Keller Williams Realty East Valley - BR553910000

Nevada- The Gorden Company, LLC - B.1002118

Utah- KW Utah Realtors Keller Williams - 13913266-AB00

LIST PRICE: \$9,400,000

INVESTMENT HIGHLIGHTS

- **Turnkey Operations:** Full on-site management, maintenance, & cleaning teams
- **Strong Occupancy & Income:** 100% leased with long-term H-2A agricultural contracts.
- **Diversified Revenue Streams** from manufactured homes, motel units & laundry
- **Expansion Opportunity** Over 3 acres of undeveloped land, including high-traffic 4th Avenue frontage (offers potential for self-storage, RV parking, or additional housing development)

PROPERTY DETAILS

Parcel Size	374,700
Total Units:	84
Year Built:	1971, 2016



