

# Investment Opportunity



## Desert Grove Resort Hotel

3500 South 4<sup>th</sup> 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**

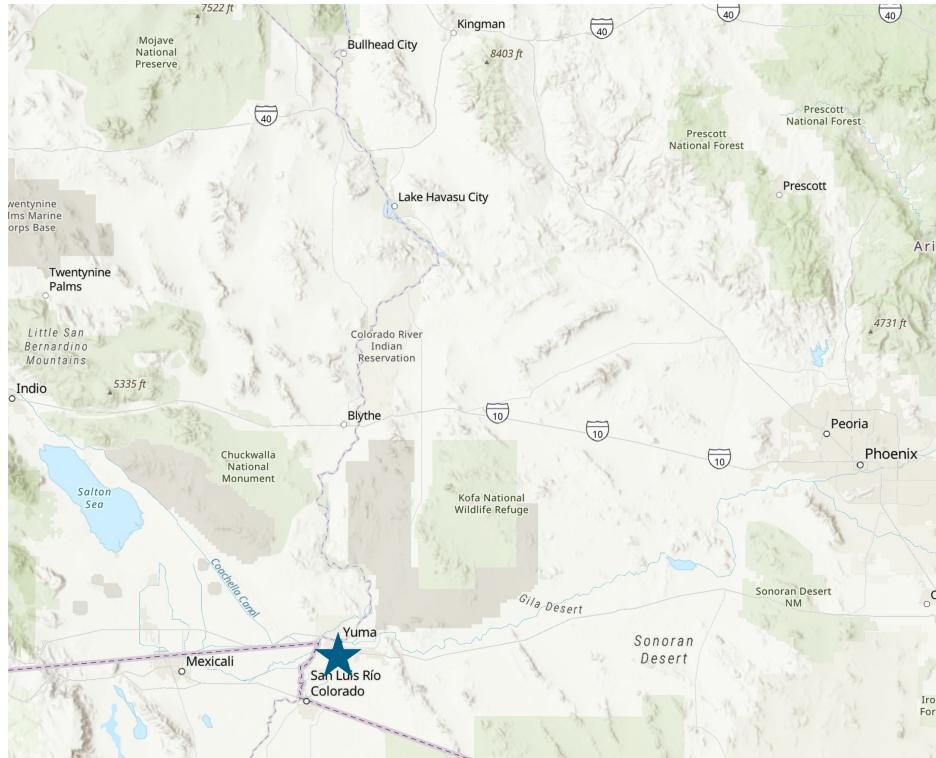
### INVESTMENT HIGHLIGHTS

- **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





Argus Self Storage Advisors and The Gorden Group have compiled this information from sources believed to be reliable however can make no warranties, express or implied, to its accuracy. Buyer to conduct their own due diligence.

