



FOR SALE

*Two-building boat storage facility available near the  
Colorado River in Parker, AZ*

309 RIVERSIDE DR/HWY 95, PARKER, AZ 85344

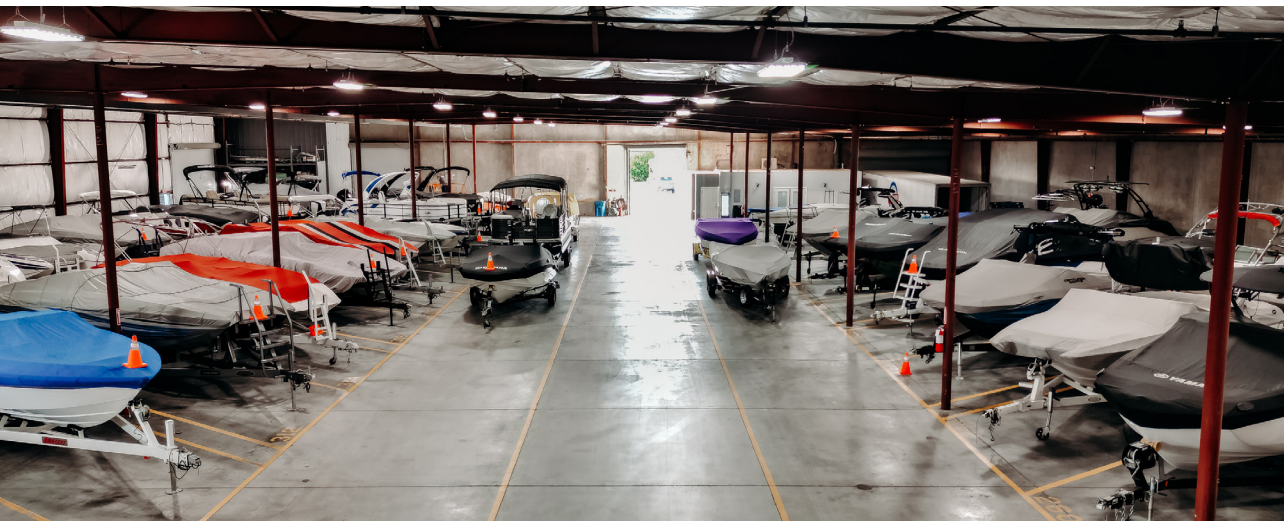
*±80,000 SF*  
TOTAL SIZE

*\$8,250,000*  
SALE PRICE



# ***BOTH BUILDINGS TOTAL $\pm 80,000$ SF***

## **185 BOAT STORAGE SPACES**



### **PROPERTY HIGHLIGHTS**

Situated near the Colorado River just south of Lake Havasu

Only high end indoor boat storage in Parker

185 storage spaces

Waiting list for storage spaces

Potential to increase rental rate

Zoning: I-1 (Light Industrial)

East & West buildings:  $\pm 80,000$  SF total

Two land parcels totaling  $\pm 2.06$  acres

***6.77%***

CAP RATE

***\$639,000***

GROSS INCOME

***\$103***

PRICE PSF

***\$8.25M***

SALE PRICE



# HIGH-DEMAND LOCATION

Parker, Arizona, is a thriving hub of recreation, tourism, and investment opportunity. Nestled along the Colorado River, Parker attracts thousands of visitors each year for boating, fishing, and outdoor adventure, fueling demand for storage, retail, and service businesses. The area benefits from steady population growth, strong seasonal tourism, and a vibrant local economy supported by recreation and hospitality. With its strategic location between major highways and proximity to California, Parker continues to expand as a destination for both visitors and residents. Investors are drawn to its unique combination of natural beauty, economic vitality, and growth potential.

*3 MIN*  
COLORADO RIVER

*20 MIN*  
LAKE HAVASU CITY







309 RIVERSIDE DR/HWY 95, PARKER, AZ

*For more information on  
this property, please contact*

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