

Self Storage Investment Opportunity



London Bridge

Mini Storage

1605 Corona Drive

Lake Havasu City, AZ 86403

Presented by:

DARSH DESAI

The Gorden Group

☎ (701) 405-3665

✉ darsh@gorden-group.com



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: \$4,200,000

INVESTMENT HIGHLIGHTS

- High-visibility site along AZ-95
- 94% occupancy with room for rent optimization
- Modern amenities: auto gate, office, and climate control
- Rare Lake Havasu opportunity in a tight, high-demand market

PROPERTY DETAILS

Parcel Size	69.696
Rentable SF:	42,292
Total Units:	443



