

### Cross Property 360 Property View

# 1405 Silver Creek Road, Bullhead City, Arizona 86442

Listing

**\*\*\*\*NOT FOR PUBLIC DISTRIBUTION: MEMBERS ONLY - \$500 violation fine\*\*\*\***

**Commercial Improved**  
**037471 Active**

**1405 Silver Creek Road**  
**Bullhead City, Arizona 86442-8547**

**L \$599,900**



Tot # Units:	<b>3</b>	Type:	<b>Light Industrial</b>
Tot # Bldgs:	<b>3</b>	Bus/RE:	<b>RE Only</b>
Bus Name:		Cross St:	<b>Hwy 95</b>
Yr Built:	<b>1984</b>	County:	<b>Mohave</b>
Tot Bldg SF:	<b>3,100</b>	Expandable:	
Office SF:		Sub/Com:	<b>N/A</b>
Apx Lot Dim:	<b>392x364x379x463</b>	Exposure:	
Apx Lot SF:	<b>167,270</b>	Builder:	
Apx Acres:	<b>3.84</b>	Apx Prk Sp:	
Addl Acres:		Lease Type:	<b>N/A</b>
\$/Tot Bldg SF:	<b>\$193.52</b>		
Zoning:	<b>C3 Commercial - Minor Industri</b>		
Leased Land Y/N:	<b>No</b>	Land Lease \$:	
Land Lease Exp Date:		Frequency:	
Equitable Interest:	<b>No</b>		
Seller Consider Concessions?:			

#### FEATURES

Water/Swr:	<b>Sewer-City, Water-Well</b>	Fencing:	<b>Yes / Chain Link, Privacy</b>
Terms:	<b>1031 Exchange, Cash, Conventional</b>	Lockbox Loc:	
Public Rmks:	<b>C3 MINOR INDUSTRIAL ZONING   GATED YARD   PRIVATE WELL   APPROX 2 ACRES USABLE - Rare opportunity to own a former tow yard in Bullhead City with flexible industrial zoning and strong usability. Situated on 3.84 acres, this property offers approximately 2 acres of level, usable yard space with the remainder featuring a natural wash providing separation and privacy. The entire property is fenced with a gated front entry, and the main outdoor storage yard is improved with privacy slat fencing making it ideal for secure storage of vehicles, equipment, or materials. Excellent access and visibility with room for trucks, trailers, and daily operations. On site are three buildings totaling approximately 3,100 square feet including one 1,500 square foot structure and two additional 800 square foot buildings that can be utilized for office, shop, or storage space depending on your needs. Property includes two restrooms on site, adding to its functionality for daily operations. Serviced by an operational private well and sewer, helping reduce ongoing costs. C3 zoning allows for a wide range of industrial and commercial uses including contractor yards, automotive uses, storage, and more. Clean title and ready for immediate use. Opportunities like this with usable yard space, infrastructure, and zoning flexibility are increasingly difficult to find in this area.</b>		
Directions:	<b>Highway 95 to Silver Creek Road, head east up the hill, property is on the left, look for the Brothers Towing sign</b>		
Taxes:	<b>\$4,869.22</b>	Tax Year:	<b>2024</b>
Trc/Blk/Lot:	<b>951404/2</b>	Assmnt Type:	
HOA Fees:	<b>No</b>	HOA A/Q/M:	
Assmnts:	<b>No</b>	Parcel ID:	<b>214-09-045</b>
		Map Coord:	
		SF Source:	
		Twp/Rng/Sec:	<b>20N/22W/13</b>

#### AGENT/BROKER INFO

List Off:	<b>Sondgeroth Real Estate Group, LLC</b>	List Agt:	<b>Jessica Topol</b>	List Agt Lic:	<b>SA666220000</b>
Office ID:	<b>47250</b>	Phone:	<b>928-234-5616</b>	User ID:	<b>jessicat</b>
		Email:	<b>jessica@srgroup928.com</b>	Cell:	
<b>List Team:</b>	<b>Team Rise / TM0051</b>			Ofc License:	<b>LC714138000</b>
CoL ofc2:		CoLAg2:		CoLAg2 Lic:	

**REALTOR ONLY: LA must accompany but easy to make appt. Sold out of an estate, business not included, RE only and not much known. Car lift does not convey. Owners will have property empty at COE- yard and buildings.**

Attribution Contact: **928-234-5616**  
 Ph/Fax: **928-716-8949**  
 Email: **ken@sondgerothlaw.com**  
 A Website:

List Date:	<b>03/23/2026</b>	List Type:	<b>Excl Right to Sell</b>	Inet/IDX:	<b>Yes/Yes</b>
Expire Dt:	<b>12/31/2026</b>	Mort Co:		Proj Clsd:	
Cont Dt:		Cont to Show:		DOM/CDOM:	<b>23/23</b>
Pend Dt:		Orig LP:	<b>\$599,900</b>		
Cancel Dt:		Title Co:			

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