



Total # Units:	24	Lease Type:	N/A
Total Buildings:	3	Commercial Type:	Multi Family
Year Built:	1979	Bus And/Or Re:	RE Only
Total Building SqFt:	18,480	Cross Street:	18th St.
Apx Lot Dim:	.	County:	La Paz
Lot SqFt:	30,056	Area:	Town of Parker Area
Acres:	0.69	Subdivision/Community:	Town of Parker
Building Stories:	1	Front Exposure:	East
Apx Lot Dim:	.	Builder Name:	Unknown
		Zoning:	PA-OT Office Transitional
		Multi-Tenant Building:	Yes
		List Price/SqFt:	189.39

Use Type:	Apartment 5+ Units	Construction:	Stucco; Wood Frame
Features:	Additional Building(s); Balcony/Porch/Patio/Deck; Dumpster; Smoke Detector(s)	Roofing:	Shingle
Owner Pays:	Sewer; Taxes; Trash Collection; Water	Interior Flooring:	Laminate
Tenant Pays:	Electricity	Electric/Gas:	110 Volt
Site Description:	Paved Road	Fencing:	Back Yard; Wood
Parking:	21-30 Spaces; Common	Solar:	None
Garage:	0		
Apx Garage Depth:	0-21		
Heating:	Central; Electric; Roof Mount Unit(s)		
Cooling:	Central Air; Electric; Roof Mount Unit(s)		
Water:	Public		
Sewer:	City		

Public Remarks: Discover an excellent investment opportunity with this low-maintenance 24-unit condo complex, perfectly positioned in the heart of Parker and just minutes from the river. Each spacious 2 bedroom, 2 bathroom unit offers comfortable living with an efficient layout, ideal for long-term tenants or short-term rental potential. The complex is designed for easy upkeep, helping maximize returns while minimizing operating demands. A rare chance to own a centrally located property with strong rental appeal and unbeatable proximity to local amenities, recreation, and the river lifestyle Parker is known for.

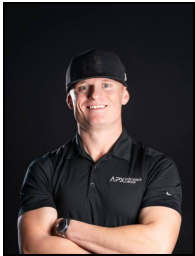
Directions: S. California Ave. 18th St. to S. Kofa Ave.

HOA:	No	Tax Yr:	2024	Possession:	Close Of Escrow	SqFt Source:	Tax Roll
Parcel ID:	311-28-063d	Taxes:	\$6,507	Assessments:	No		
Leased Land:	No	Block:	262				
Bus And/Or Re:	RE Only	Lot:	1				

List Date: 11/20/2025

Original List Price: \$3,500,000
DOM/CDOM: 181/181

Seller Concessions:



Prepared by: Kody Weitzel
 eXp Realty
 2036 McCulloch Blvd N
 Lake Havasu City, AZ 86403
 Phone: 602-620-2749
 Office: 888-897-7821
 Mobile: 602-620-2749
kody@apxrealestategroup.com
<http://kody@apxrealestategroup.com>



1800 South Kofa Ave #10-2



1800 South Kofa Ave # 11-2



1800 South Kofa Ave #10-1



1800 South Kofa Ave #10-3



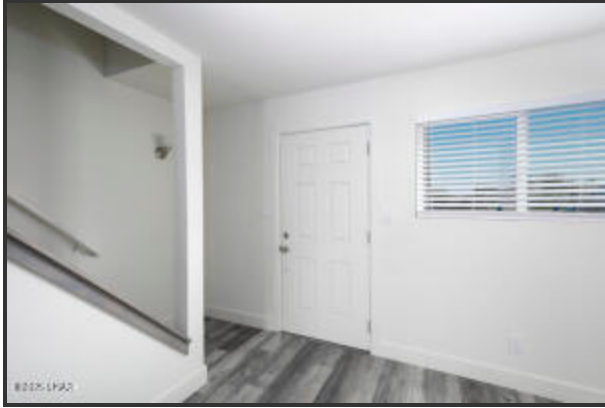
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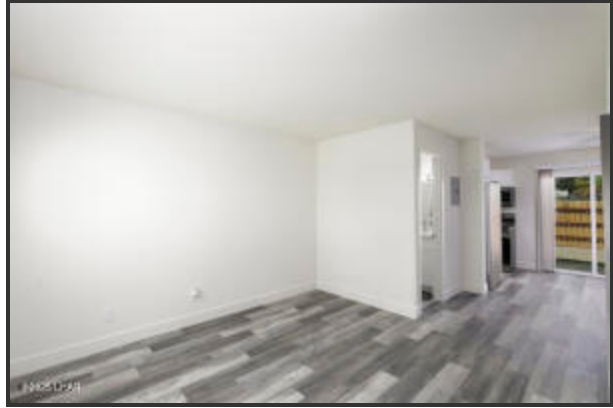
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1800 South Kofa Ave #10-19



1800 South Kofa Ave #10-20



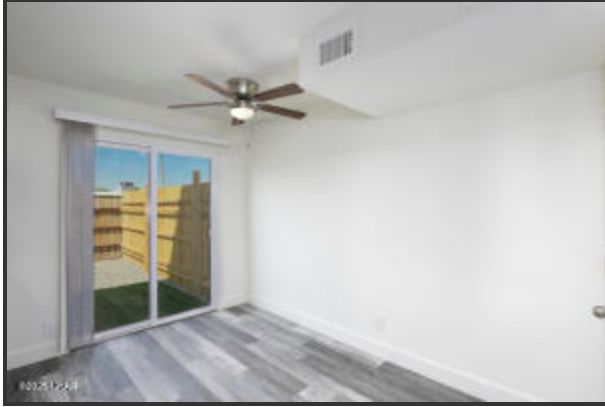
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1800 South Kofa Ave #10-22



1800 South Kofa Ave #10-23



1800 South Kofa Ave #10-24



1800 South Kofa Ave #10-25



1800 South Kofa Ave #10-26



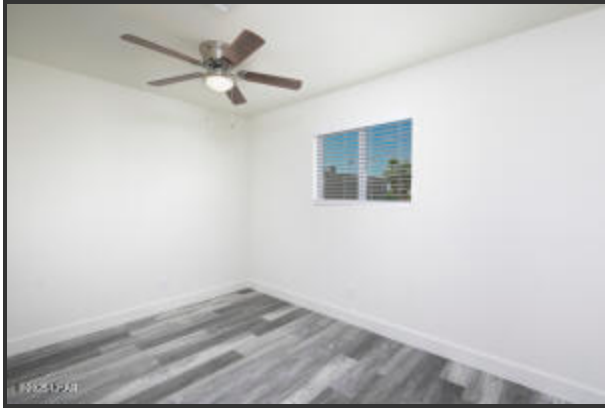
1800 South Kofa Ave #10-27



1800 South Kofa Ave #10-28



1800 South Kofa Ave #10-29



1800 South Kofa Ave #10-30



1800 South Kofa Ave #10-31



1800 South Kofa Ave #10-32



1800 South Kofa Ave #10-33



1800 South Kofa Ave #10-34



1800 South Kofa Ave #10-4



1800 South Kofa Ave #10-5



1800 South Kofa Ave #10-6



1800 South Kofa Ave #10-7



1800 South Kofa Ave #10-8



1800 South Kofa Ave #10-9



1800 South Kofa Ave #10-13



