



## 1515 N Lake Havasu Ave

1515 N Lake Havasu Ave, Lake Havasu City, AZ 86404



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— & CO. —  
REAL ESTATE GROUP

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# 1515 N Lake Havasu Ave

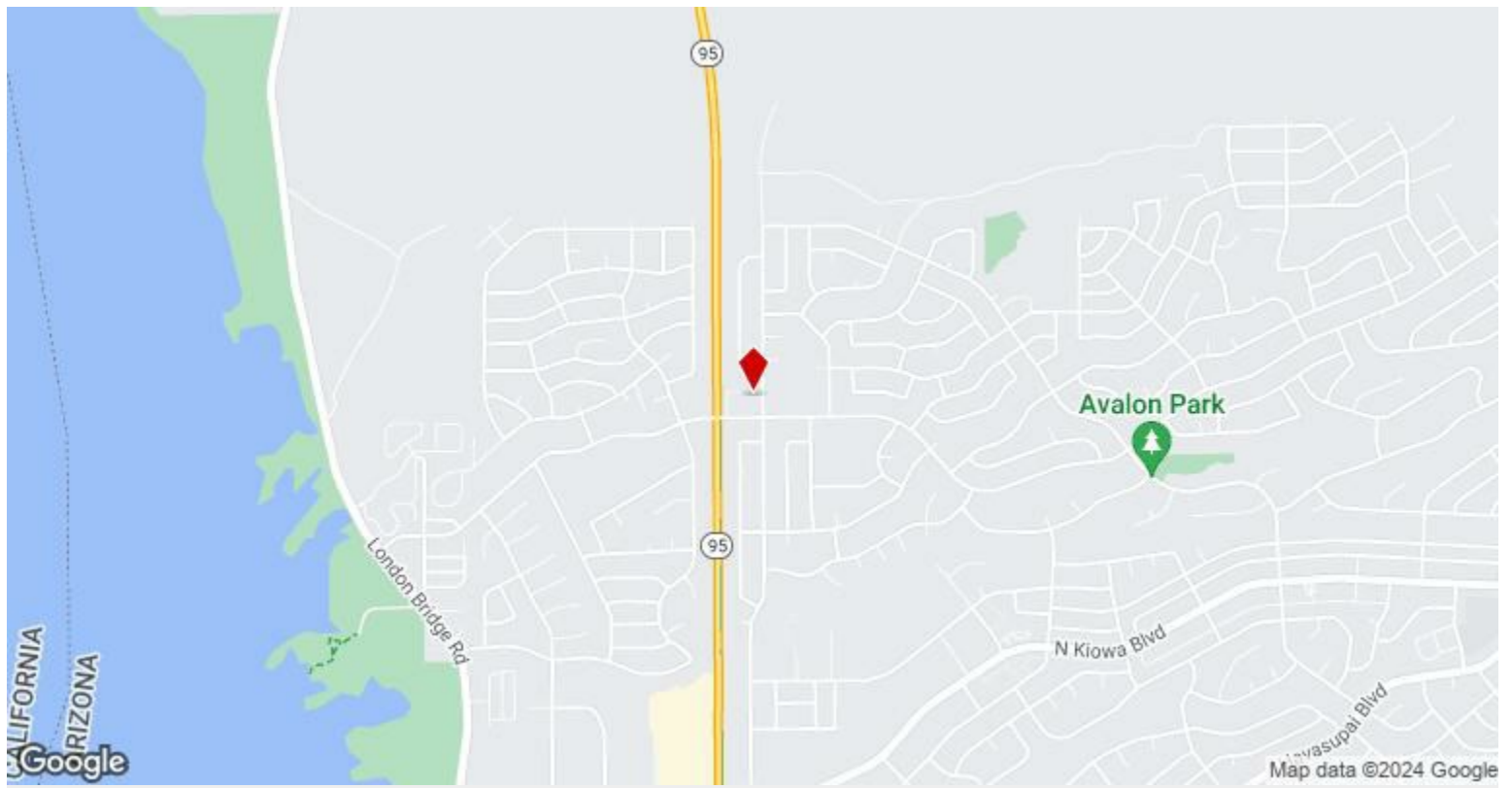
\$1,795,000

Investment Opportunity! Buy or Lease 4 Units + 3000 SQFT Garage, Flat Private Parking Lot, Garage is 60' Wide x 50' Deep, 7'x16' Door, So Much Potential With This Building, Multiple Office Spaces, 5 Bathrooms, 2 Kitchenettes, Reception Area, Each Unit Has Small & Large Offices, Rent Out Each Unit Or Convert to 1 Large Commercial Space, Each Unit Has its Own Meter, 1 Block off of HWY 95 @ Palo Verde North, Previously set up as a Daycare, could easily be converted into a Salon, Medical Spa, Pre-School, After School Rec Center, 4 Independent Retail Shops, Remodel into a Great Bar Restaurant! Bring Your Imagination!...

- Easy Access to the HWY 95, 4 Units with Separate Meters, Could be Converted to 1 large Location, 3000 SQFT Garage + Parking Lot



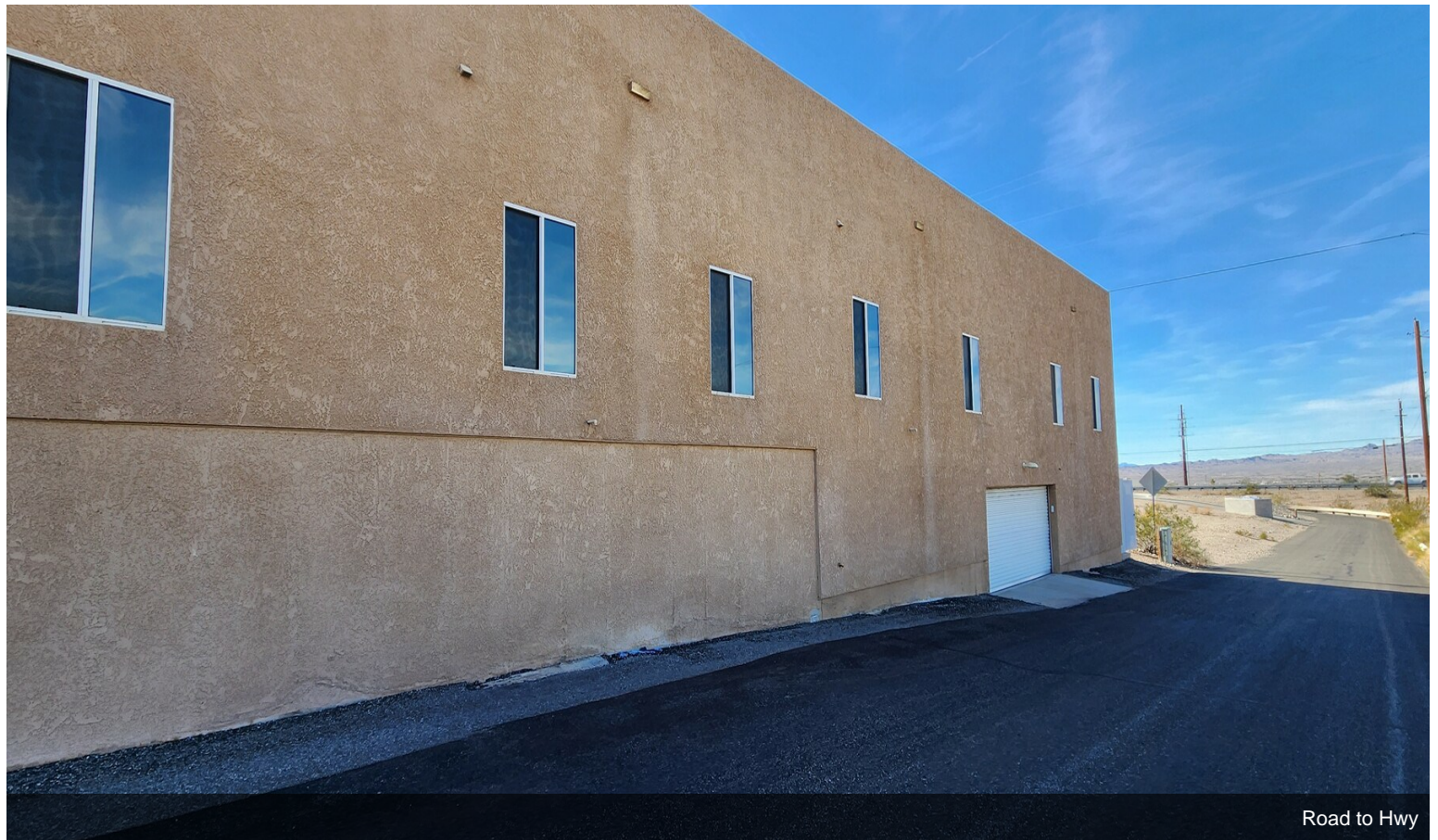
Price:	\$1,795,000
Property Type:	Flex
Property Subtype:	R&D
Building Class:	B
Sale Type:	Investment
Lot Size:	0.43 AC
Rentable Building Area:	9,511 SF
Rentable Building Area:	9,511 SF
Sale Conditions:	[object Object]
No. Stories:	2
Year Built:	2005
Tenancy:	Multiple
Parking Ratio:	2.94/1,000 SF
Zoning Description:	C-1, Lake Havasu City
APN / Parcel ID:	104-35-007



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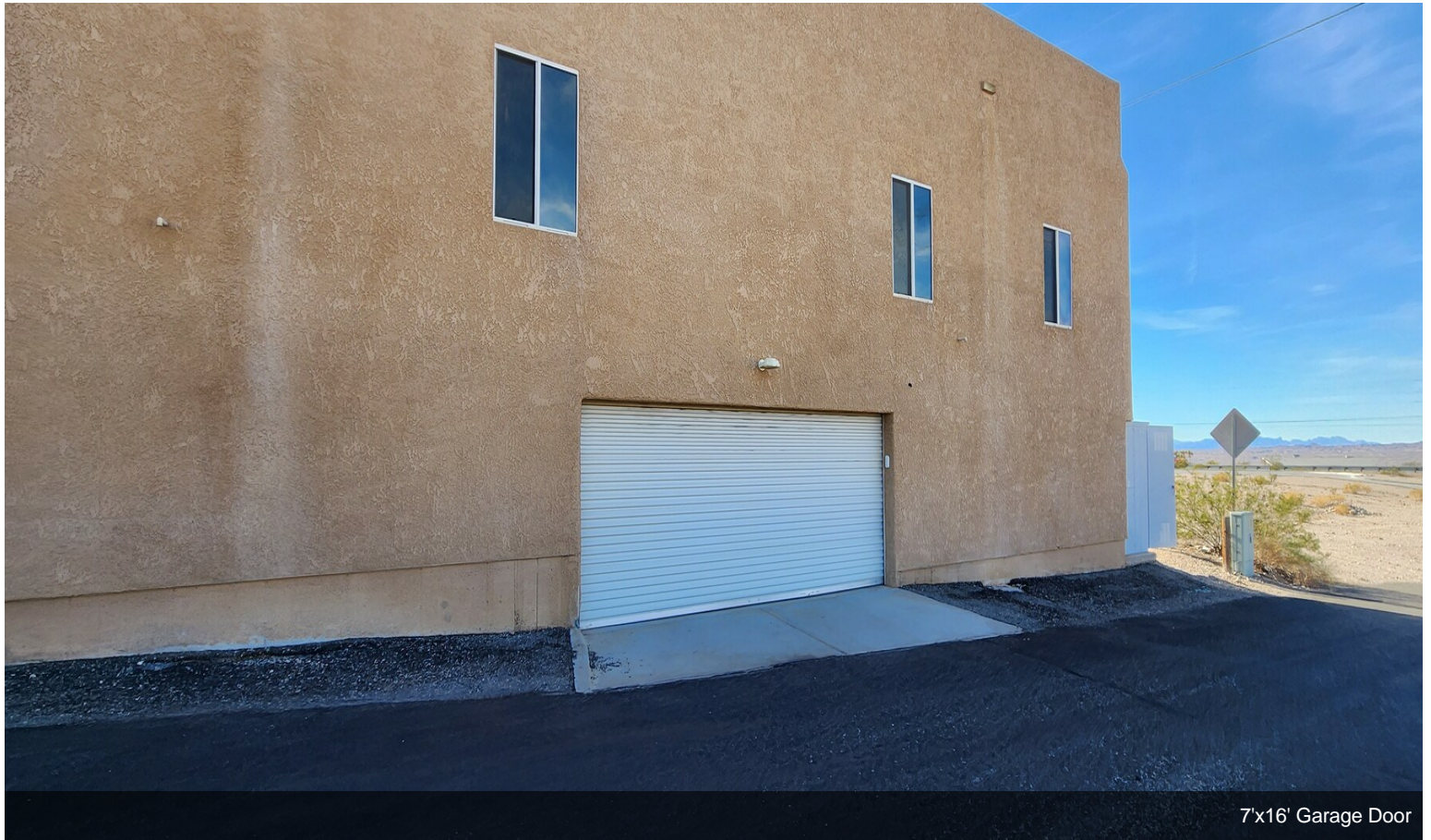


## Property Photos

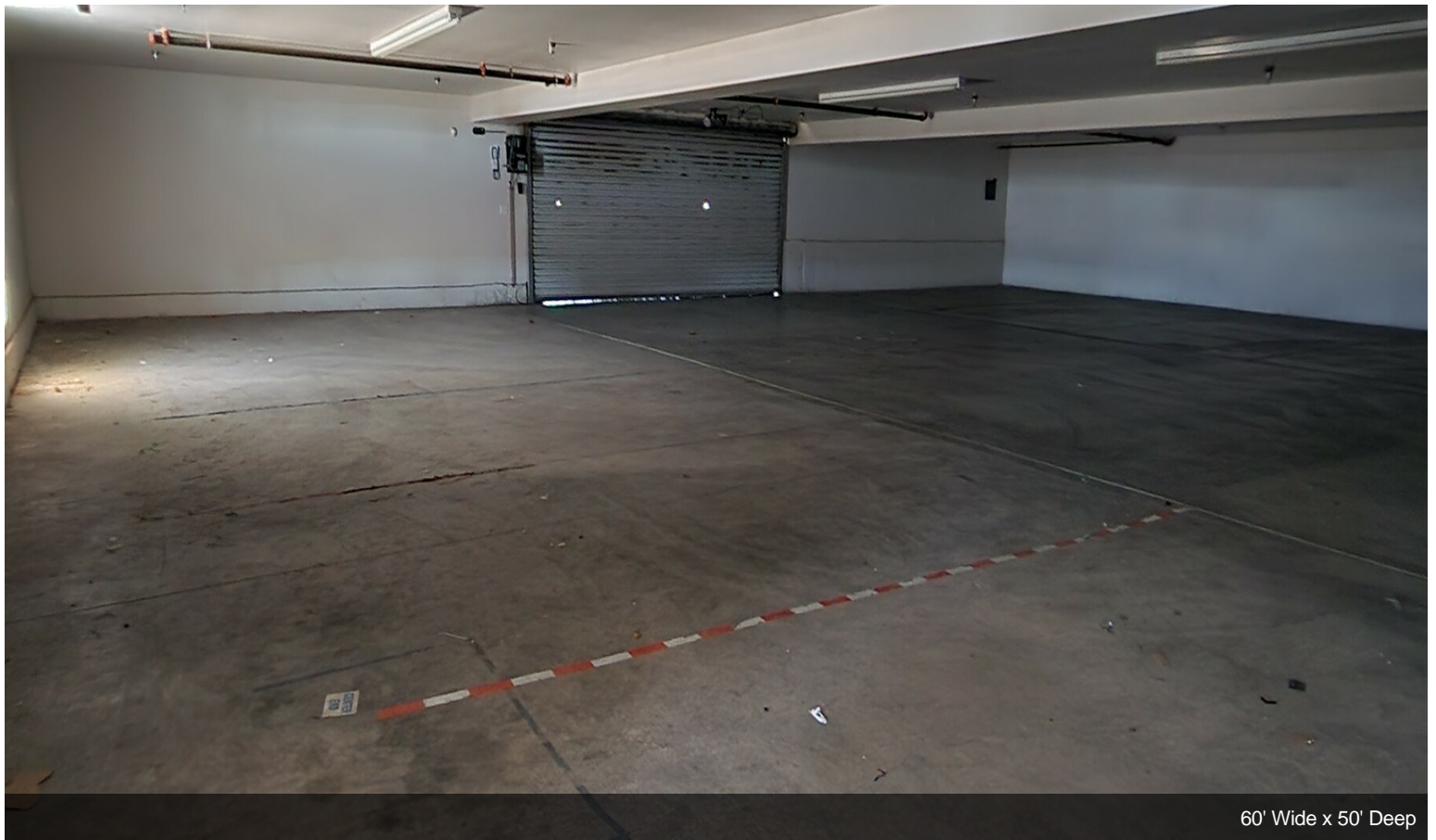




## Property Photos



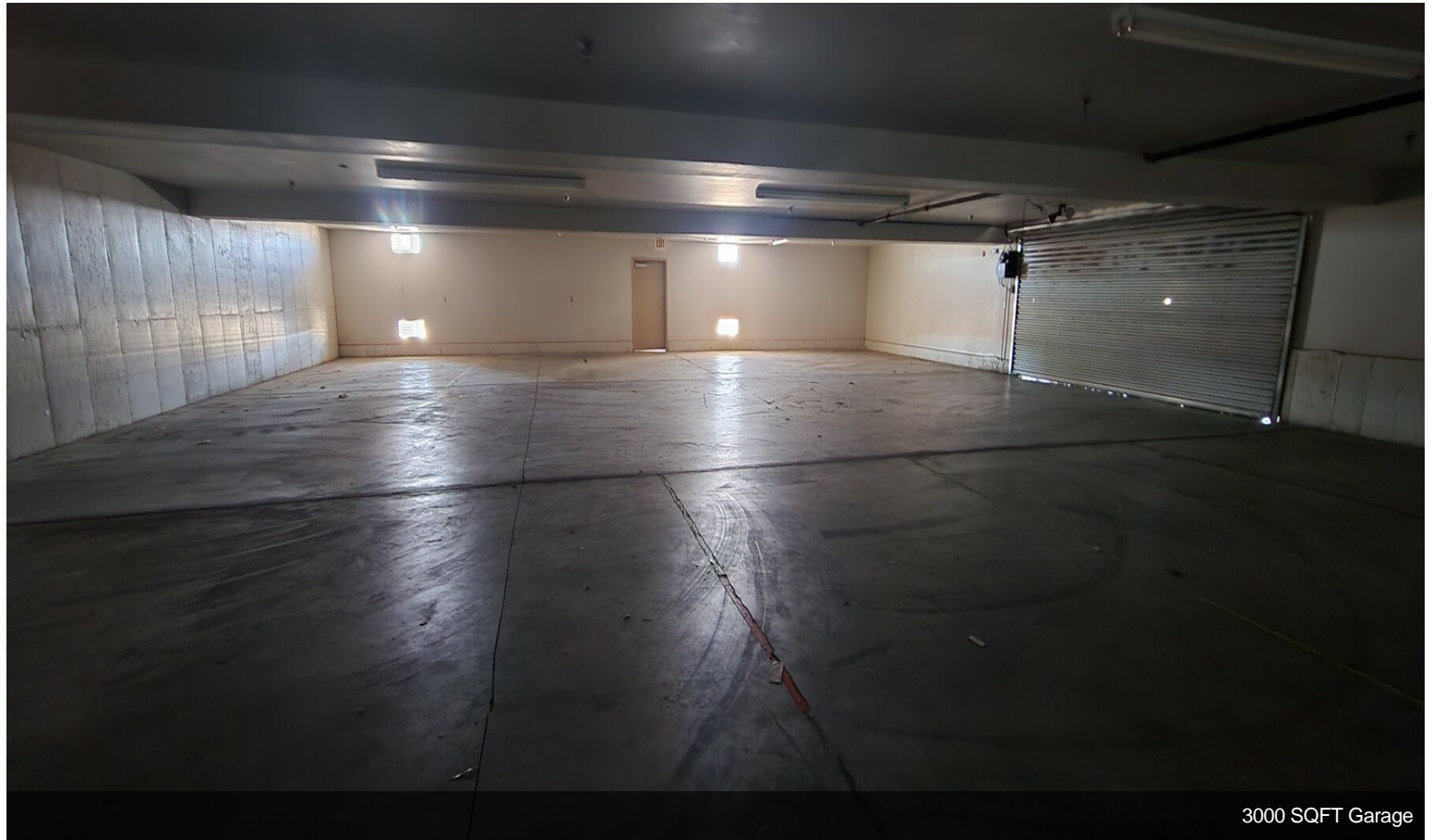
7'x16' Garage Door



60' Wide x 50' Deep



## Property Photos



3000 SQFT Garage



Large Parking Lot



## Property Photos



Seating Area With A View



Each Unit Has Its Own Meter



## Property Photos



Side of Building



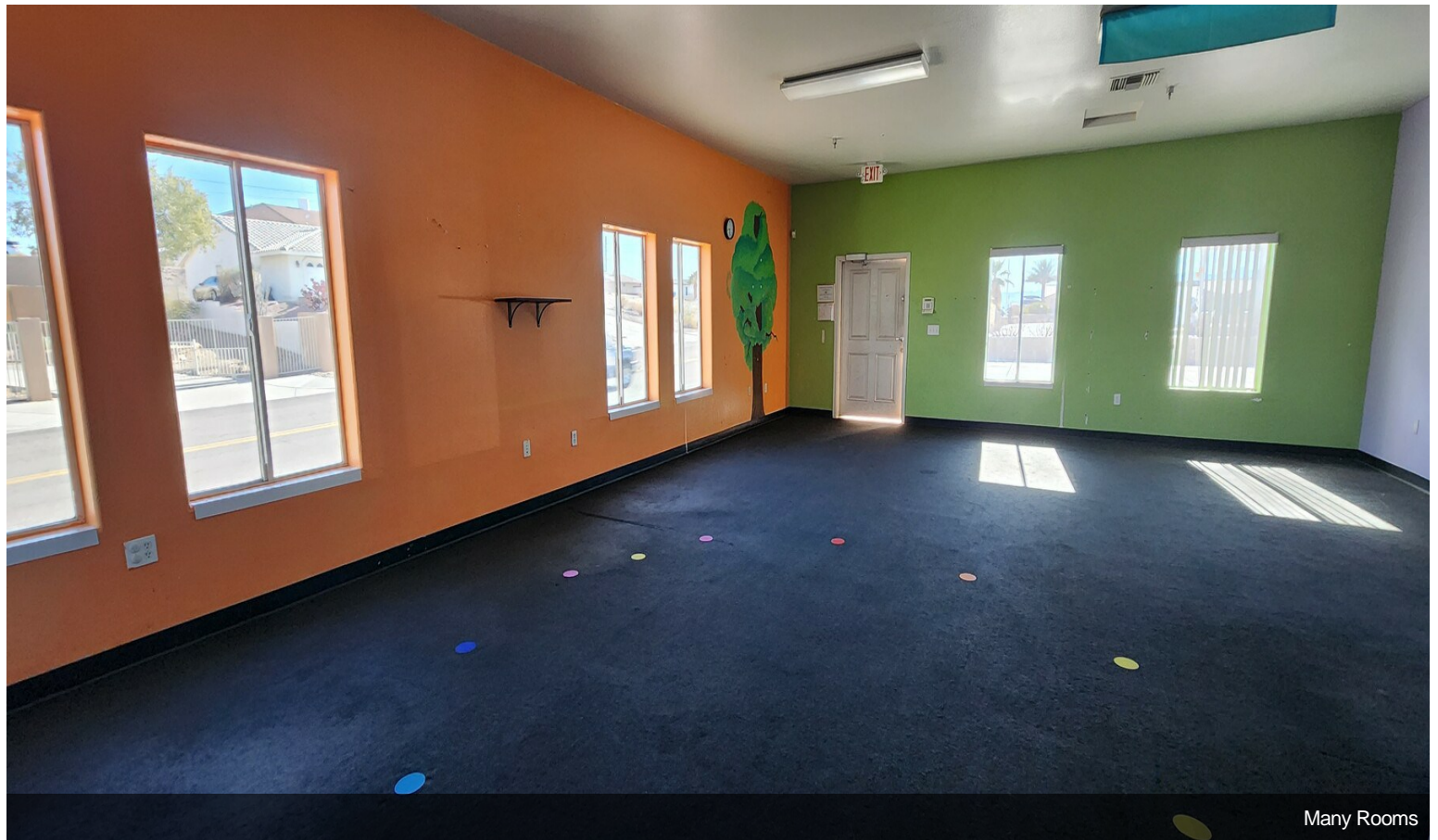
4 Main Doors



## Property Photos



Some Offices Have a View



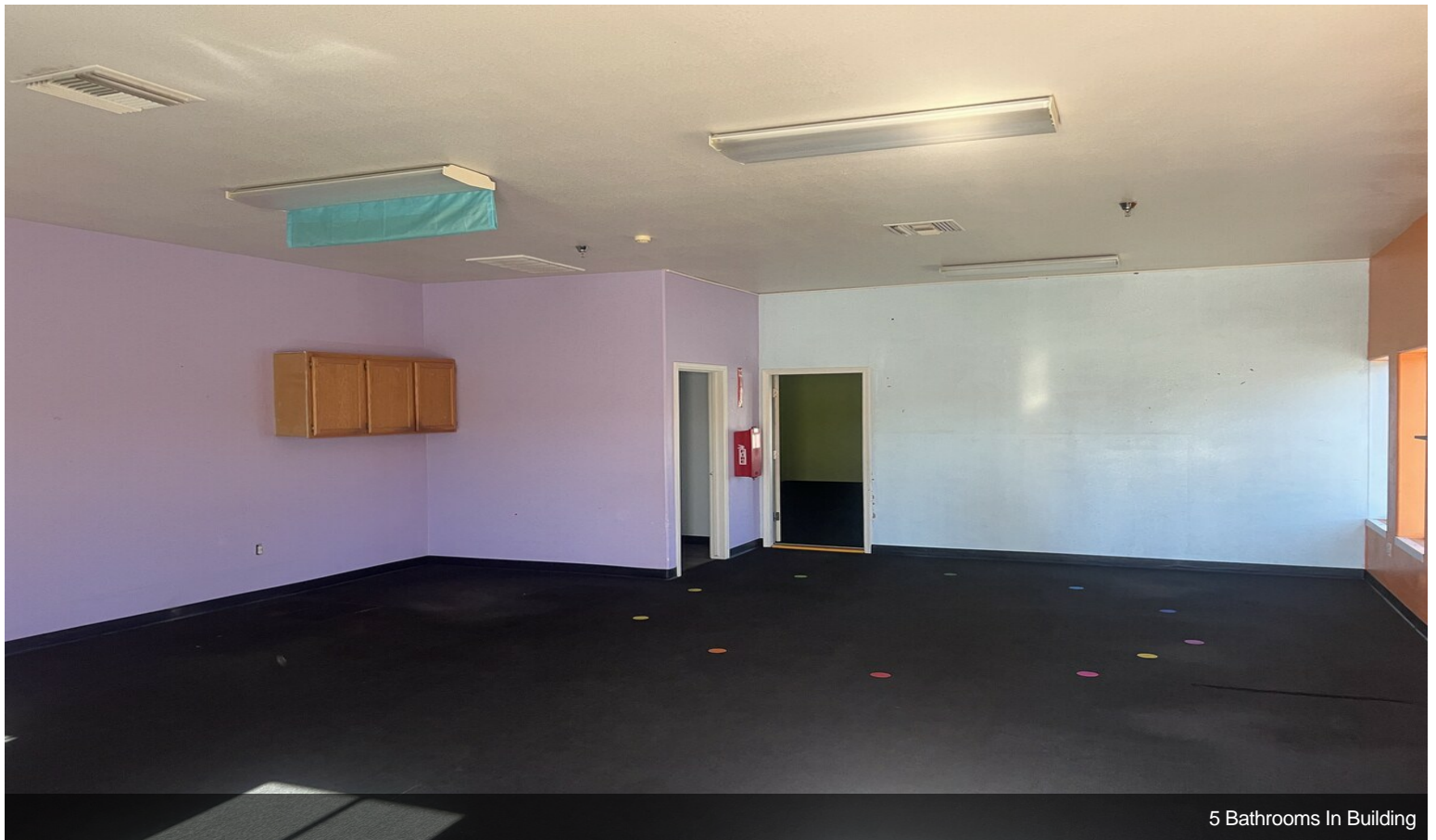
Many Rooms



## Property Photos



Small & Large Offices



5 Bathrooms In Building



## Property Photos



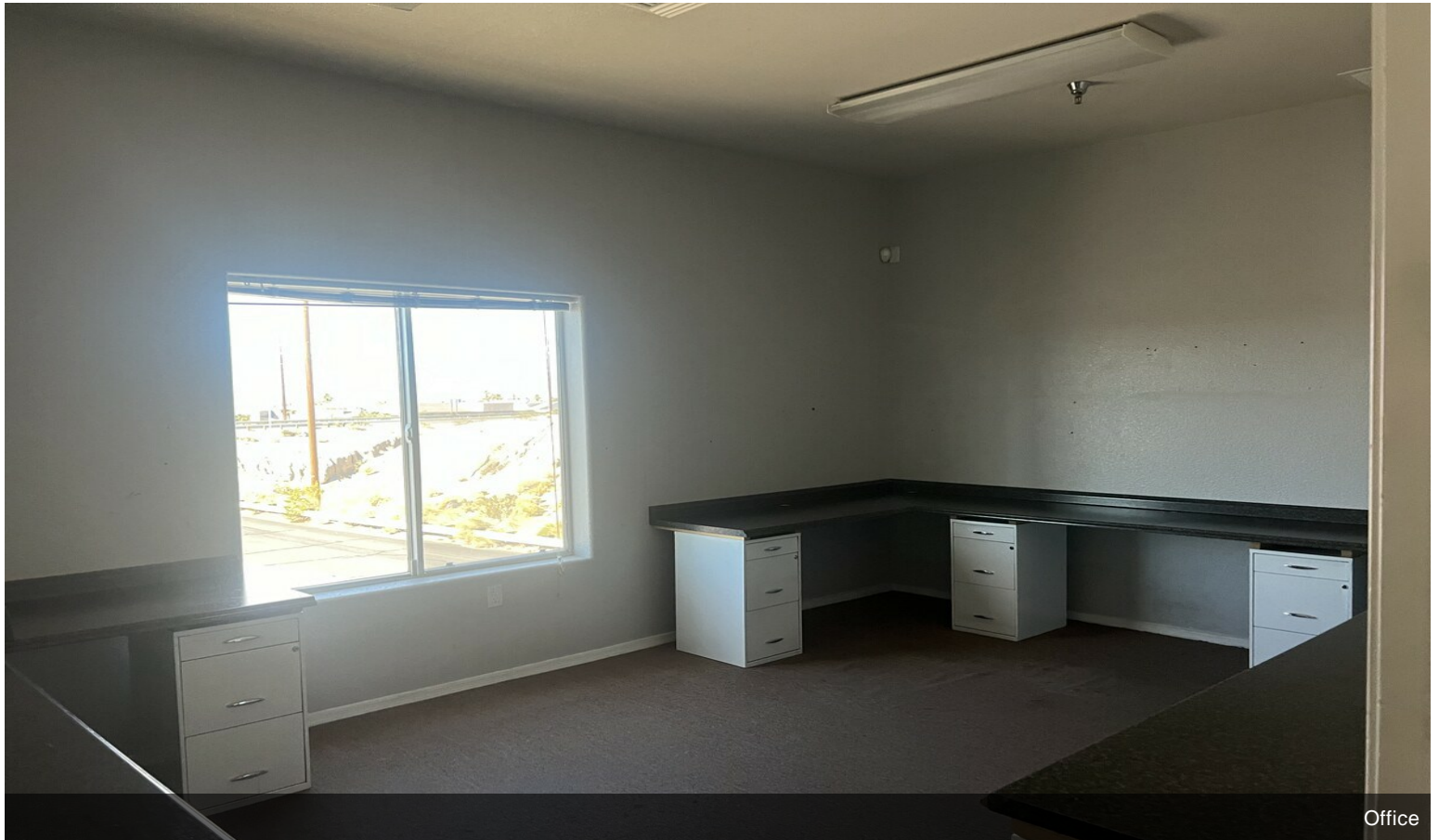
Small & Large Office Sizes



Office Space

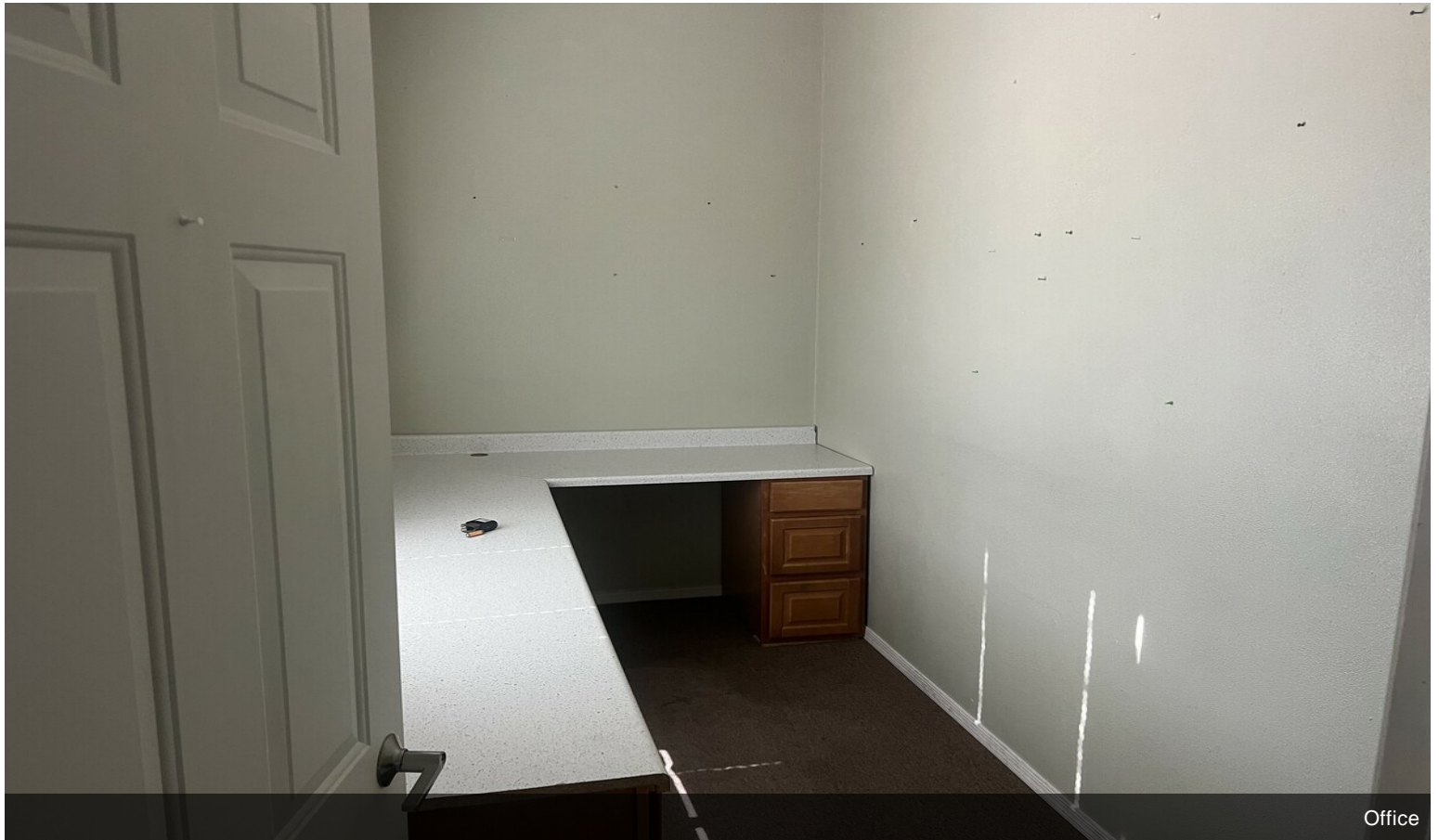


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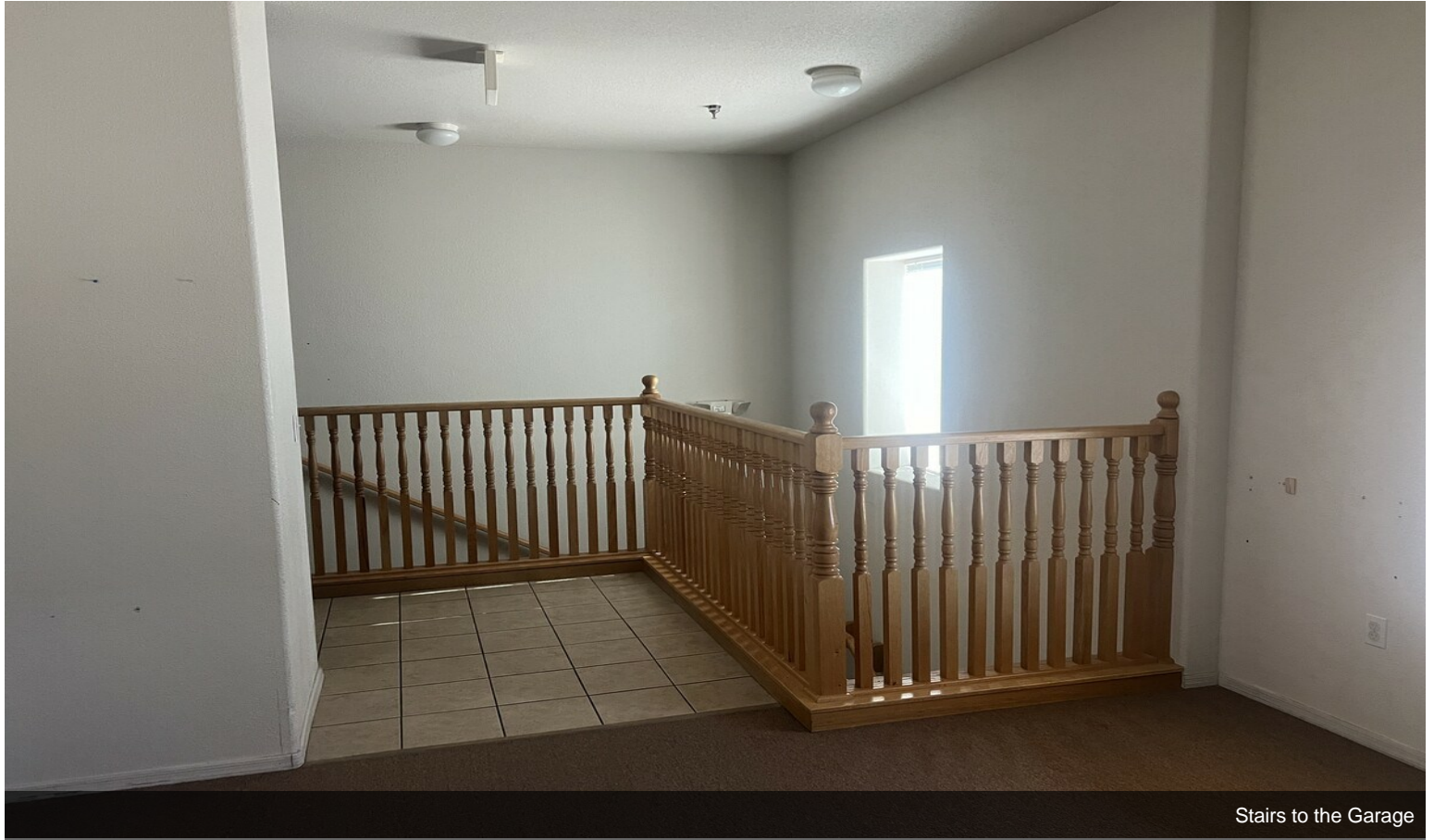


## Property Photos





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Stairs to the Garage



2 Kitchenettes



## Property Photos



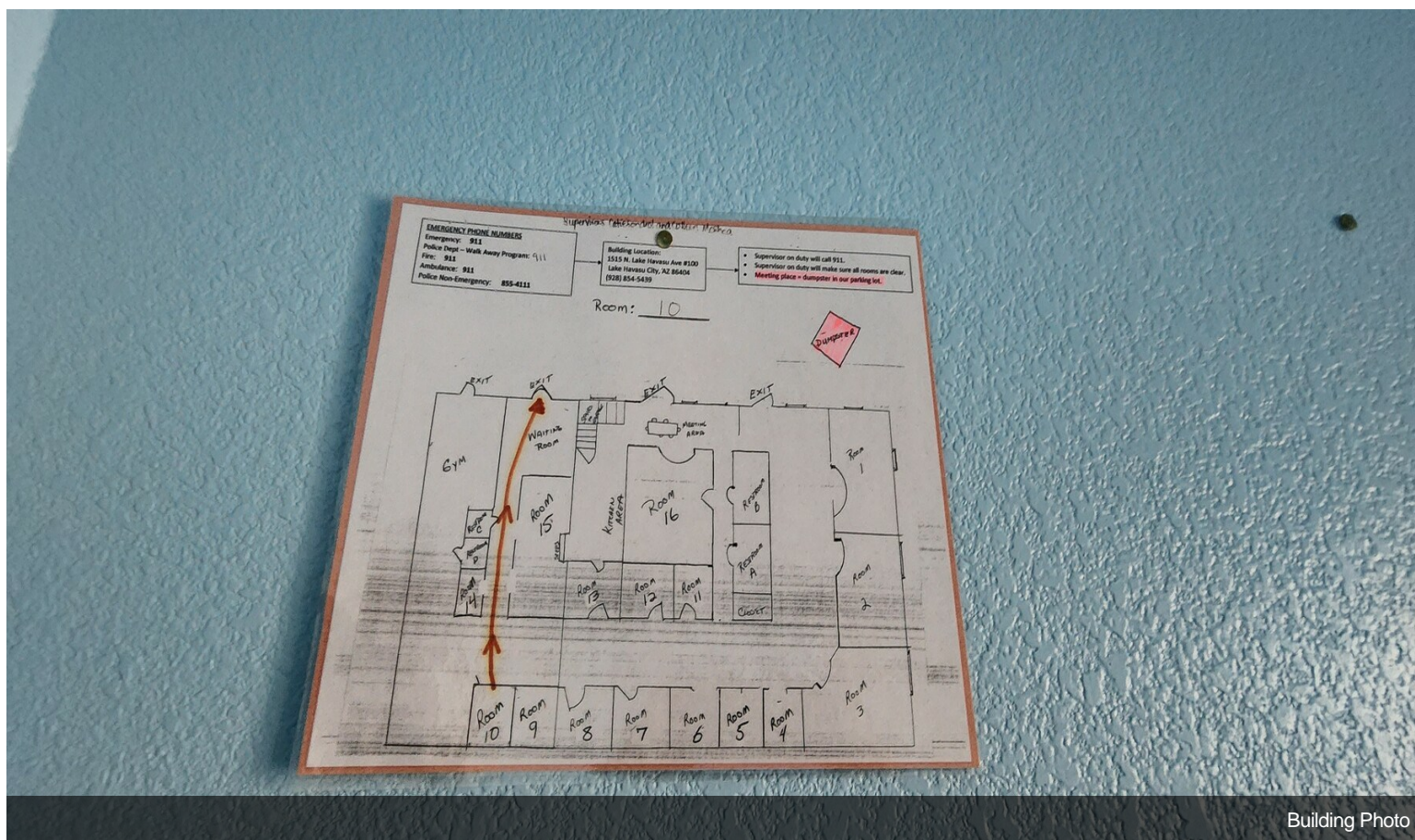
Flat Parking



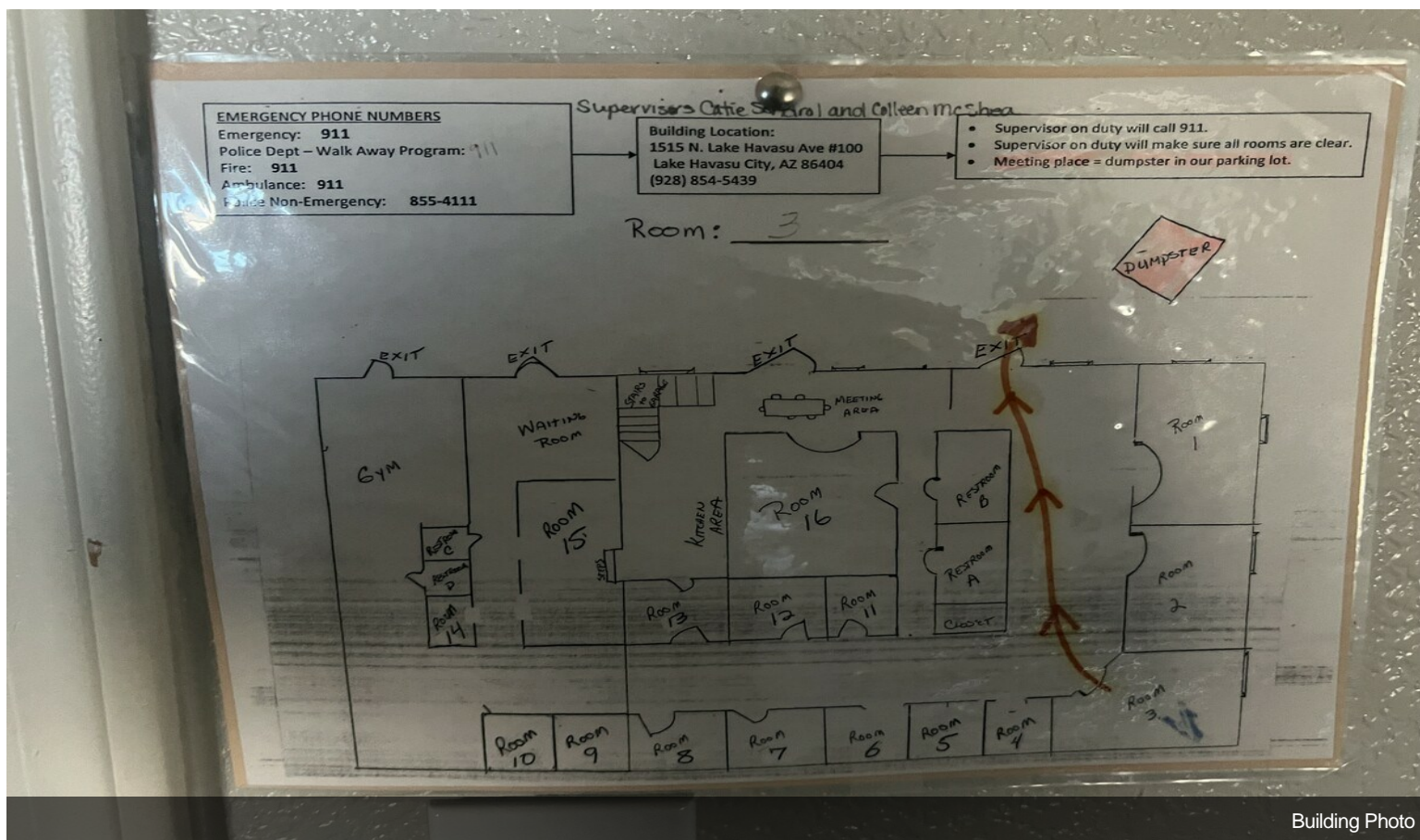
Large Parking Lot



# Property Photos



Building Photo



Building Photo



Property Photos



Building Photo