

# Storage Facility for Sale



4.18 +/- Acres Commercial land

39-Unit Storage Facility

**Toy Shack at Fox Creek**  
2486 Adobe Rd. Bullhead City, AZ



# Offering Overview

## 39 Unit Storage Facility:

- Mix of 12x30, 14x40, and 15x50 Units
  - Each Unit is individually Condo Platted, able to be sold off individually
  - 21,840 Sf
  - 2026 Projected NOI of
- Located at the intersection of Adobe Road and Bullhead Parkway
  - Both offerings include extra wide drive lanes, computer-controlled access, 24/7 digital video surveillance, and fully fenced property
  - Facility has a maintenance room for video cameras and gate controls
  - Ideal storage for Boats, RVs, and any other oversize vehicles
  - Storage facility has potential to expand into vacant land for more units

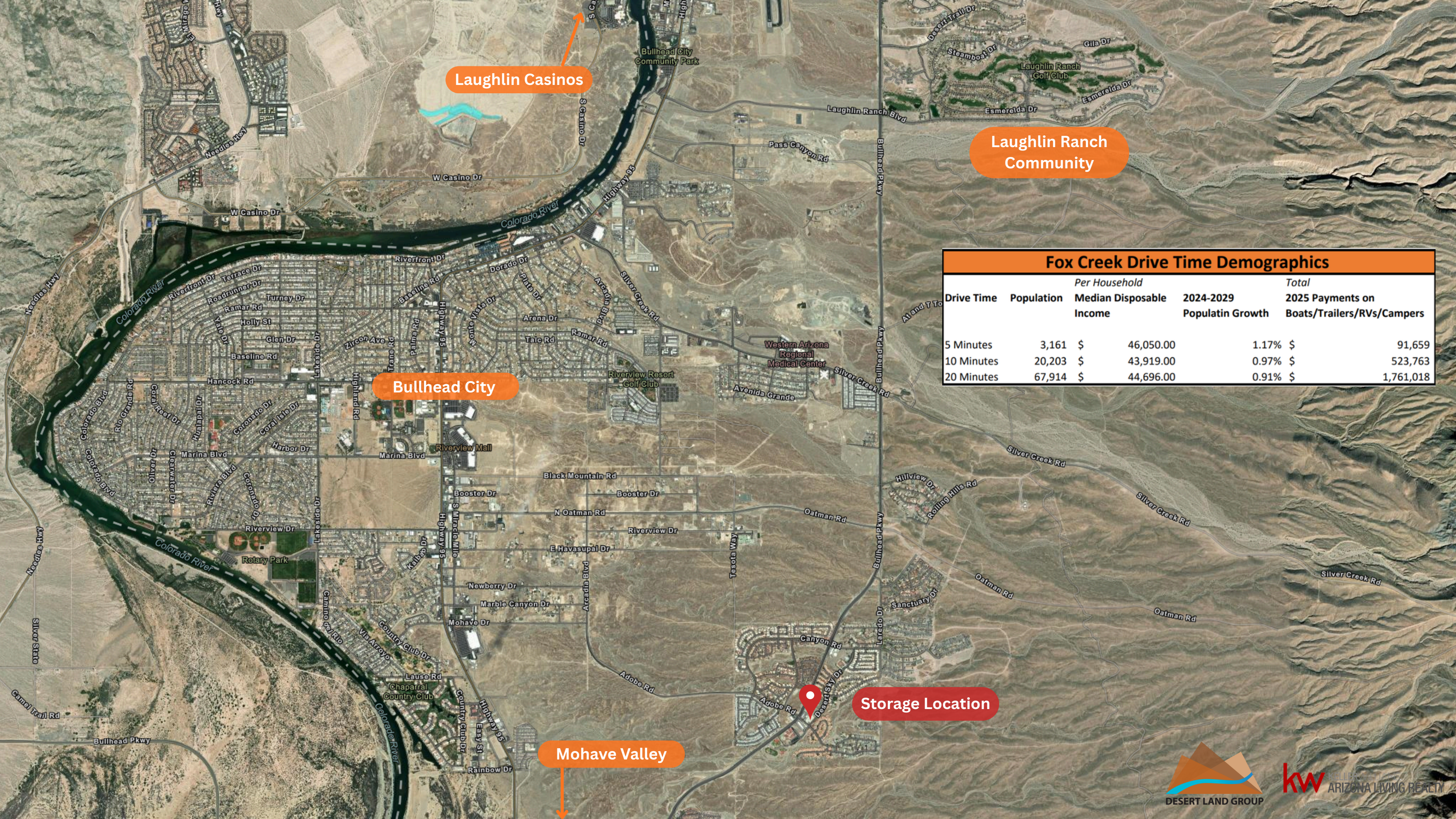
## 4.18 +/- Commercial Land:

- Prime road frontage along Bullhead Parkway
- Access along S Desert Sky Blvd
- consists of 4 individual parcels, averaging 1 +/- an acre
- Zoned C-2 General Commercial

# Unit Breakdown

BHC Fox Creek							
	Length	Width	SF	Price	\$/SF		Available
Bulk Sale	A1	12.3	30	369	\$ 43,846	\$ 119	
	A2	12.3	30	369	\$ 43,846	\$ 119	
	A3	12.3	30	369	\$ 43,846	\$ 119	
	A4	12.3	30	369	\$ 43,846	\$ 119	
	A5	12.3	30	369	\$ 43,846	\$ 119	
	A6	12.3	30	369	\$ 43,846	\$ 119	
	A7	12.3	30	369	\$ 43,846	\$ 119	
	A8	12.3	30	369	\$ 43,846	\$ 119	
	A9	12.3	30	369	\$ 43,846	\$ 119	
	A10	12.3	30	369	\$ 43,846	\$ 119	
	A11	12.3	30	369	\$ 43,846	\$ 119	
	A12	12.3	30	369	\$ 43,846	\$ 119	
	A13	12.4	30	372	\$ 43,846	\$ 118	
SOLD	A14	14	40	560	\$ 72,800	\$ 130	Y
	A15	14	40	560	\$ 72,800	\$ 130	Y
	A16	14	40	560	\$ 72,800	\$ 130	Y
	A17	14	40	560	\$ 72,800	\$ 130	Y
	A18	14	40	560	\$ 72,800	\$ 130	Y
	A19	14	40	0	\$ -	\$ -	N
	A20	14	40	560	\$ 72,800	\$ 130	Y
	A21	14	40	560	\$ 72,800	\$ 130	Y
	A22	14	40	560	\$ 72,800	\$ 130	Y
	A23	14	40	560	\$ 72,800	\$ 130	Y
	B1	15	50	750	\$ 97,500	\$ 130	Y
	B2	15	50	750	\$ 97,500	\$ 130	Y
	B3	15	50	750	\$ 97,500	\$ 130	Y
	B4	15	50	750	\$ 97,500	\$ 130	Y
	B5	15	50	750	\$ 97,500	\$ 130	Y
	B6	15	50	750	\$ 97,500	\$ 130	Y
B7	15	50	750	\$ 97,500	\$ 130	Y	
B8	15	50	750	\$ 97,500	\$ 130	Y	
B9	15	50	750	\$ 97,500	\$ 130	Y	
B10	15	50	750	\$ 97,500	\$ 130	Y	
B11	15	50	750	\$ 97,500	\$ 130	Y	
B12	15	50	750	\$ 97,500	\$ 130	Y	
B13	15	50	750	\$ 97,500	\$ 130	Y	
B14	15	50	750	\$ 97,500	\$ 130	Y	
B15	15	50	750	\$ 97,500	\$ 130	Y	
B16	15	50	750	\$ 97,500	\$ 130	Y	
Total			21840	\$ 2,785,200			

BHC Fox Creek Current Rents							
	Length	Width	SF	Monthly Rent	\$/SF		Available
Bulk Sale	A1	12.3	30	369	\$ 295	\$ 0.80	
	A2	12.3	30	369	\$ 295	\$ 0.80	
	A3	12.3	30	369	\$ 295	\$ 0.80	
	A4	12.3	30	369	\$ 295	\$ 0.80	
	A5	12.3	30	369	\$ 295	\$ 0.80	
	A6	12.3	30	369	\$ 295	\$ 0.80	
	A7	12.3	30	369	\$ 295	\$ 0.80	
	A8	12.3	30	369	\$ 295	\$ 0.80	
	A9	12.3	30	369	\$ 295	\$ 0.80	
	A10	12.3	30	369	\$ 295	\$ 0.80	
	A11	12.3	30	369	\$ 295	\$ 0.80	
	A12	12.3	30	369	\$ 295	\$ 0.80	
	A13	12.4	30	372	\$ 295	\$ 0.79	
SOLD	A14	14	40	560	\$ 395	\$ 0.71	Y
	A15	14	40	560	\$ 395	\$ 0.71	Y
	A16	14	40	560	\$ 395	\$ 0.71	Y
	A17	14	40	560	\$ 395	\$ 0.71	Y
	A18	14	40	560	\$ 395	\$ 0.71	Y
	A19	14	40	0	\$ -	\$ -	N
	A20	14	40	560	\$ 395	\$ 0.71	Y
	A21	14	40	560	\$ 395	\$ 0.71	Y
	A22	14	40	560	\$ 395	\$ 0.71	Y
	A23	14	40	560	\$ 395	\$ 0.71	Y
	B1	15	50	750	\$ 495	\$ 0.66	Y
	B2	15	50	750	\$ 495	\$ 0.66	Y
	B3	15	50	750	\$ 495	\$ 0.66	Y
	B4	15	50	750	\$ 495	\$ 0.66	Y
	B5	15	50	750	\$ 495	\$ 0.66	Y
	B6	15	50	750	\$ 495	\$ 0.66	Y
B7	15	50	750	\$ 495	\$ 0.66	Y	
B8	15	50	750	\$ 495	\$ 0.66	Y	
B9	15	50	750	\$ 495	\$ 0.66	Y	
B10	15	50	750	\$ 495	\$ 0.66	Y	
B11	15	50	750	\$ 495	\$ 0.66	Y	
B12	15	50	750	\$ 495	\$ 0.66	Y	
B13	15	50	750	\$ 495	\$ 0.66	Y	
B14	15	50	750	\$ 495	\$ 0.66	Y	
B15	15	50	750	\$ 495	\$ 0.66	Y	
B16	15	50	750	\$ 495	\$ 0.66	Y	



Laughlin Casinos

Laughlin Ranch Community

Bullhead City

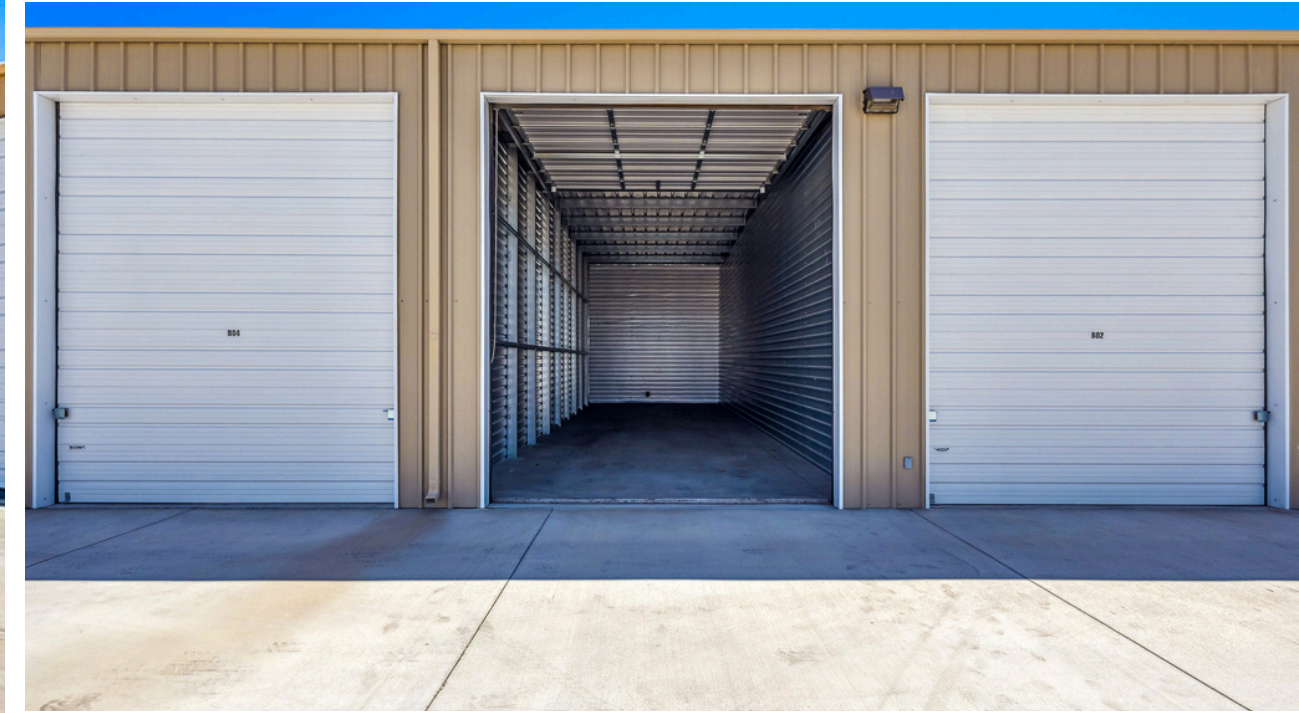
Storage Location

Mohave Valley

Fox Creek Drive Time Demographics				
Drive Time	Population	Per Household Median Disposable Income	2024-2029 Population Growth	Total 2025 Payments on Boats/Trailers/RVs/Campers
5 Minutes	3,161	\$ 46,050.00	1.17%	\$ 91,659
10 Minutes	20,203	\$ 43,919.00	0.97%	\$ 523,763
20 Minutes	67,914	\$ 44,696.00	0.91%	\$ 1,761,018



# Site Photos



# Site Photos



# Aerial Photo



# Contact Information

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