



168866 HAVASU LAKE RD, HAVASU LAKE, CA



SINGLE-TENANT INDUSTRIAL / RETAIL /
OFFICE / RESIDENTIAL BUILDING
OWNER/USER OR INVESTMENT OPPORTUNITY
7,365 SF



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CONFIDENTIAL OFFERING MEMORANDUM

The information above has been obtained from sources believed to be reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. The value of this transaction to you depends on tax and other factors which should be evaluated by your tax, financial, and legal advisors. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

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EXECUTIVE SUMMARY

Lake Havasu

The Firm Brokerage is pleased to offer 168866 Havasu Lake Road, a single-tenant industrial / retail / office / residential building, for sale in next to Lake Havasu in Havasu Lake, CA. This 7,365 SF across two separate buildings (an office / retail building and a warehouse with), offers a fenced-in yard along Havasu Lake Road - the main artery to Lake Havasu.

The first building, suitable for office and retail uses, includes 2 roll-up doors, a private office and restroom, and central air conditioning. This building is 2,865 SF. The second building, a warehouse space with approx 4,500 SF, features 6 roll-up doors and shelf space around the building.

Reach out now for more information or if you'd like to schedule a private showing.

16886 Havasu Lake Rd

PROPERTY HIGHLIGHTS

Located along Havasu Lake Road near Lake Havasu, this prime location in a heavily trafficked corridor that includes a casino, market, restaurants, and recreation.

Large lot with two buildings available for Use with the Rare opportunity to develop a mixed live/work use to maximize ROI.

Fully fenced-in lot with ample outdoor space for parking and storage, and a warehouse with multiple entry points.

Available for a wide range of uses including industrial, retail, office, residential, and more.

Central Lake Havasu location from Las Vegas, Palm Springs, and Phoenix



PROPERTY DETAILS

Price: \$900,000

Sale Type: Owner/User or Investment

APN: 0649-211-77, 0649-211-58, 0649-211-57

Year Built: 198

Property Type: Industrial, Retail, Office, Residential

Number of Stories: 1

Building SF: 7,365 SF

Lot Size: 22,330 SF

Zoning: SD-RES

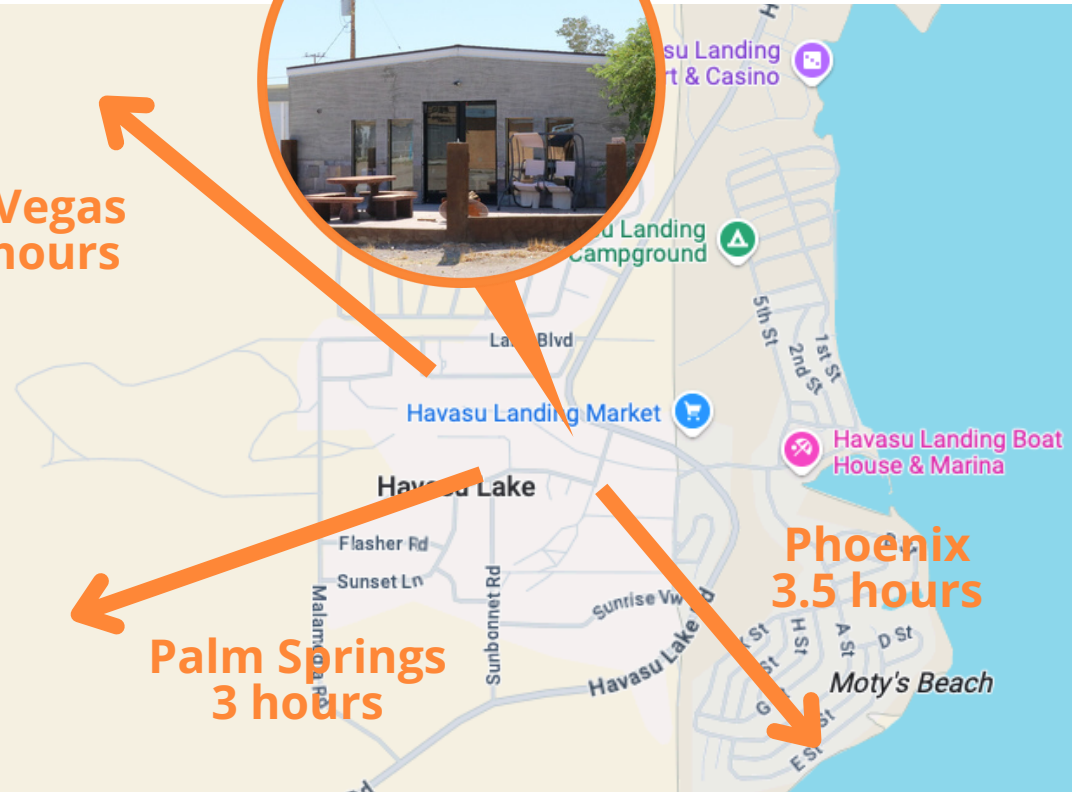
Tenants: Patio Furniture Plus

HAVASU LAKE,
CA

Las Vegas
2.5 hours

Palm Springs
3 hours

Phoenix
3.5 hours



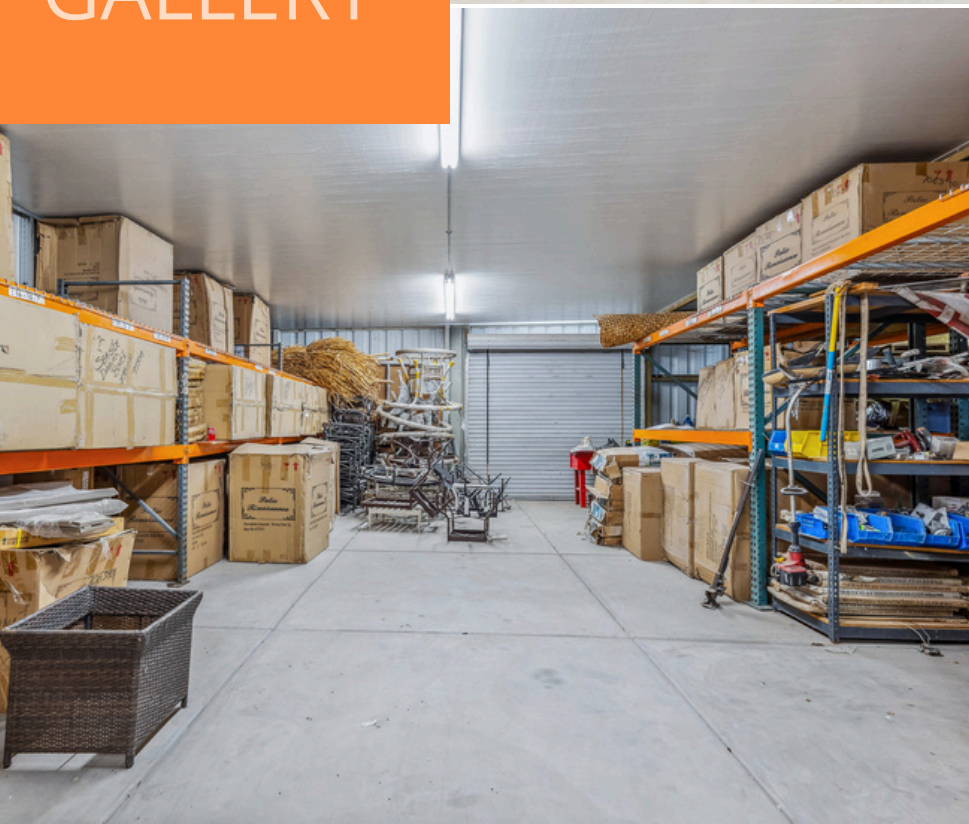


GALLERY





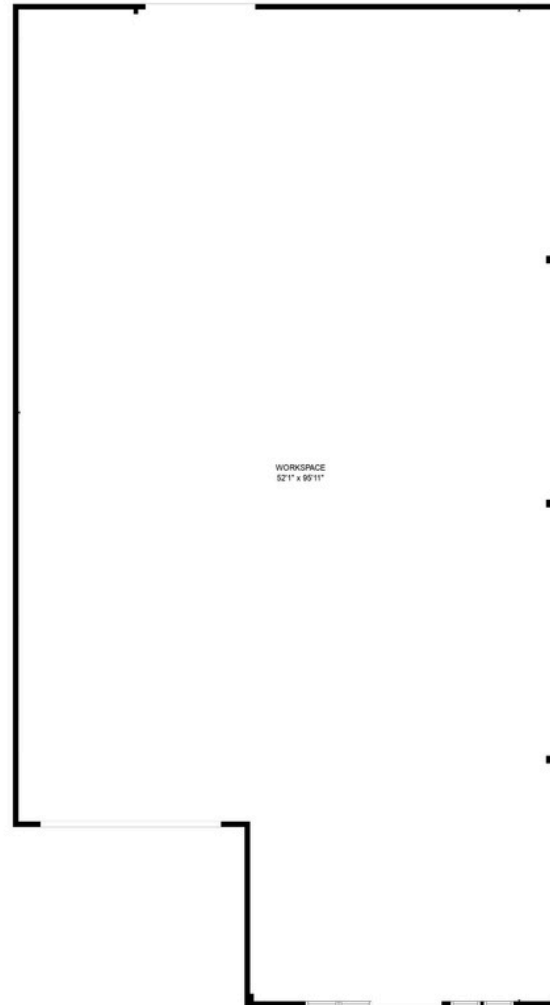
GALLERY



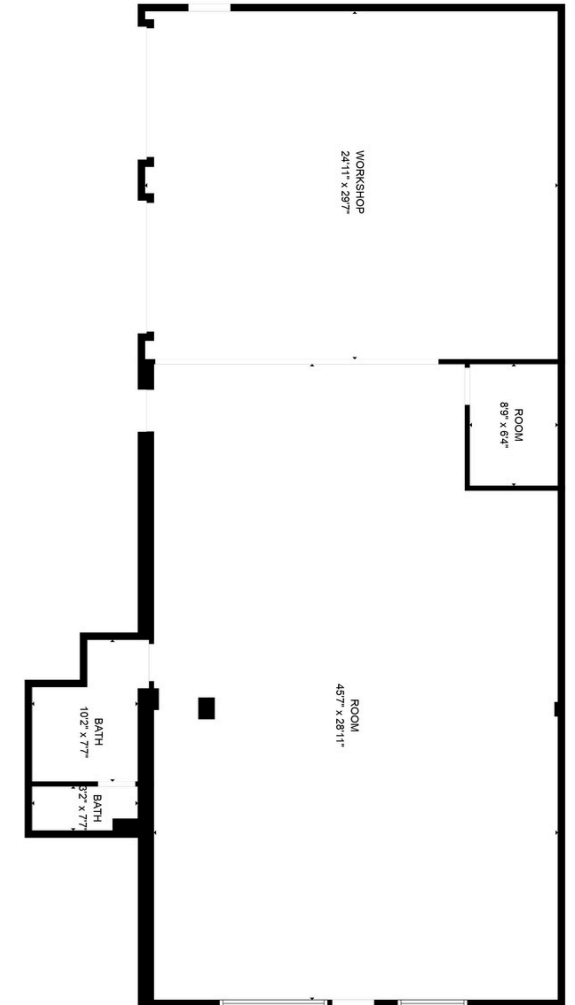
FLOOR PLAN



WAREHOUSE



OFFICE





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