



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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# 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:** \$800,000

**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



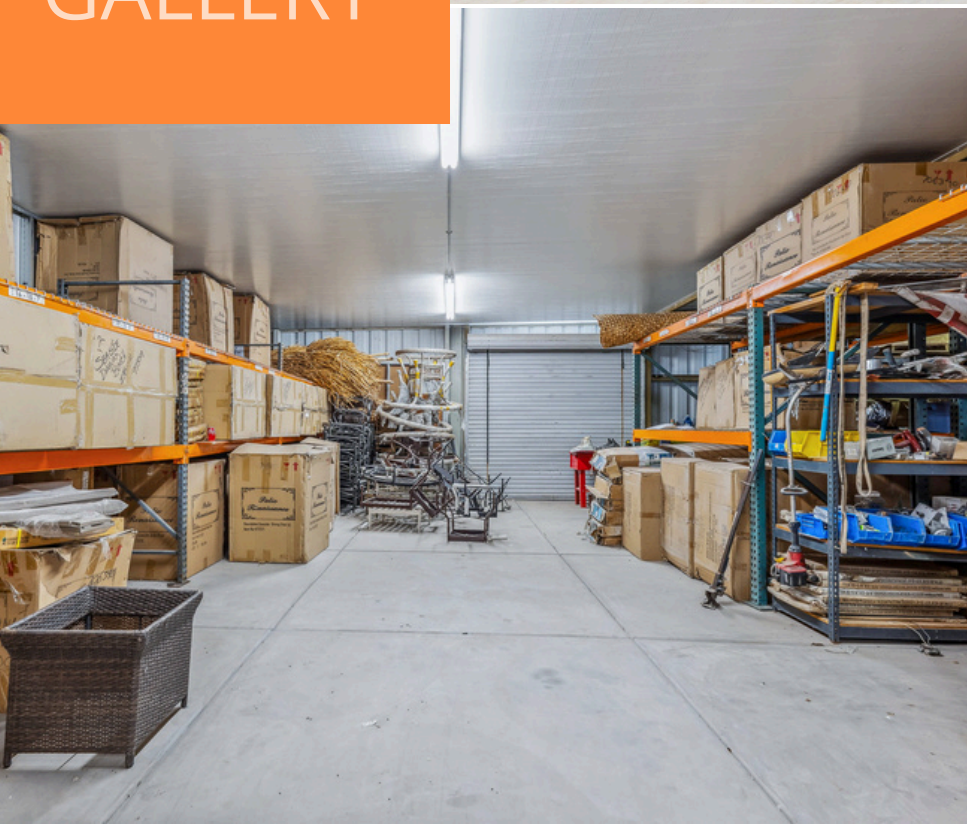


# GALLERY





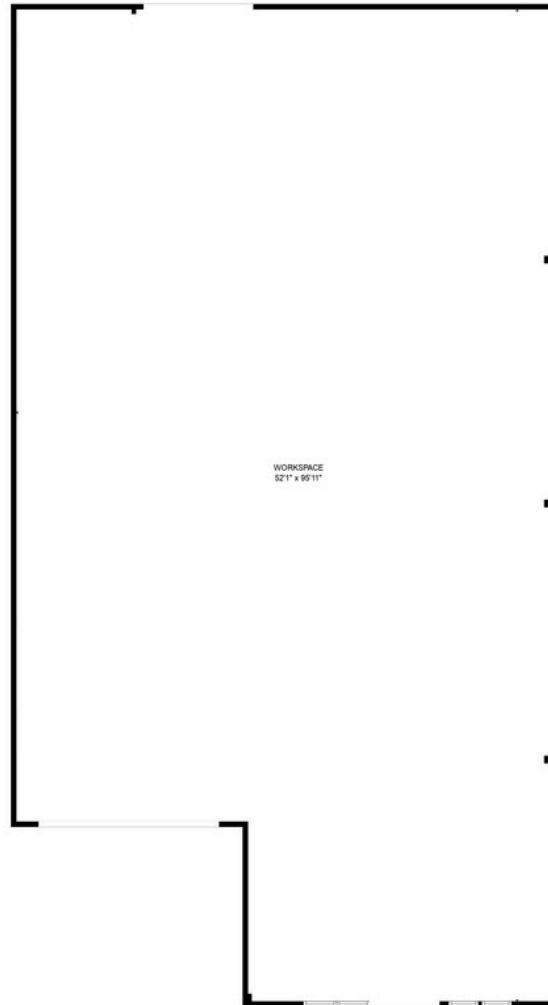
# GALLERY



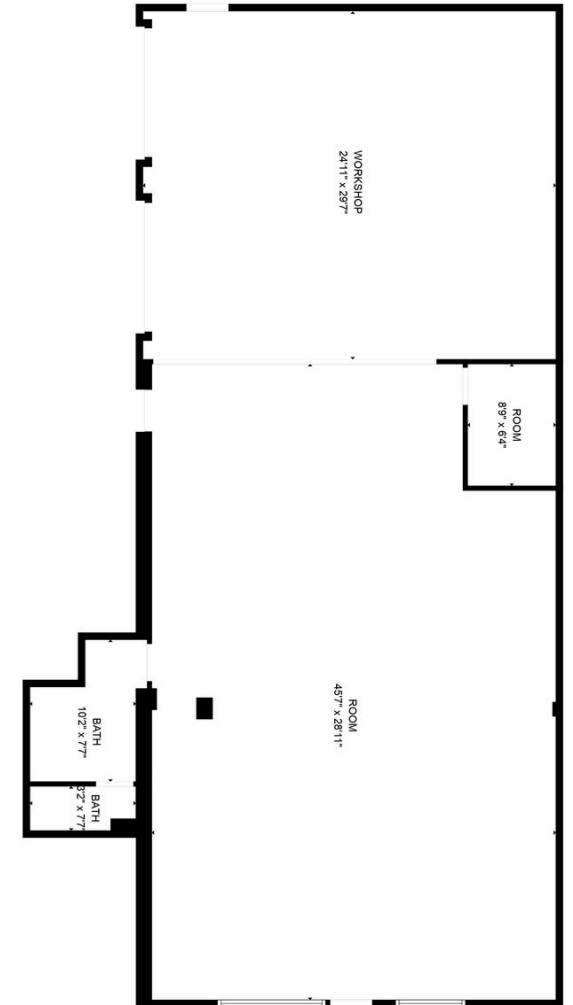
# FLOOR PLAN



**WAREHOUSE**



**OFFICE**





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