

# Self Storage Investment Opportunity



## London Bridge

### Mini Storage

1605 Corona Drive

Lake Havasu City, AZ 86403

Presented by:

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**Broker of Record:**

Arizona- Keller Williams Realty East Valley - BR553910000

Nevada- The Gorden Company, LLC - B.1002118

Utah- KW Utah Realtors Keller Williams - 13913266-AB00

**LIST PRICE: \$4,200,000**

### INVESTMENT HIGHLIGHTS

- High-visibility site along AZ-95
- 94% occupancy with room for rent optimization
- Modern amenities: auto gate, office, and climate control
- Rare Lake Havasu opportunity in a tight, high-demand market

### PROPERTY DETAILS

Parcel Size	69.696
Rentable SF:	42,292
Total Units:	443





