



Highland Plaza Bullhead City, AZ

2065 Highway 95, Bullhead City AZ 86442

»» Excellent Rental History w Many Long-Term Tenants

»» Busy Center Of Town Location

»» Well-Maintained Building and Grounds

»» Heavily Trafficked w 31,000 VPD

»» Investor-Friendly 6.1 CAP

Candice A Donofrio
CCSS

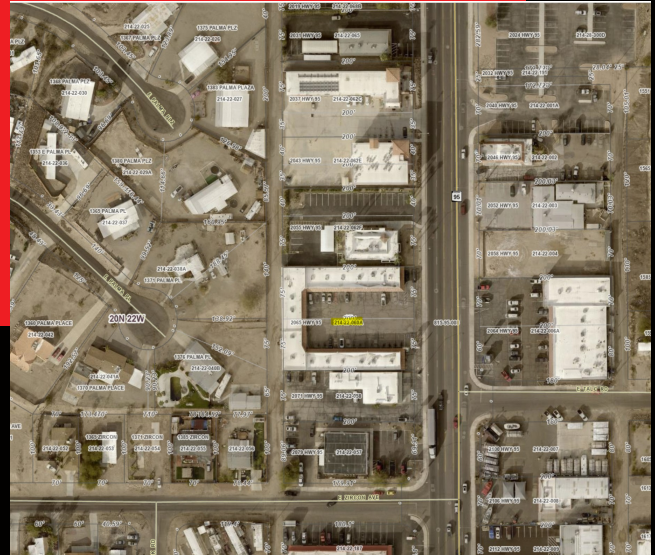
AZ BR528507000
Owner/Designated Broker



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Highland Plaza, Bullhead City AZ



Income producing 13 unit office/retail building with excellent rental history and several long-term tenants. Center of town location with the highest traffic counts on the highway in this area- 31,000 VPD.

Building has been well-maintained with recent updates to electrical, parking lot and more. Same owner for 25 years.

Easy access for customers and convenient back alley access.

Busy walk in traffic to property, WalkScore 62, BikeScore 44.

Located minutes from Laughlin, NV casinos, medical, school, services and shopping destinations and the Colorado River.

Offered at \$1,900,000, an investor friendly 6.1 CAP at current NOI.

For full info package or further assistance, please contact **Candice A Donofrio**, Next Wave Real Estate Investments, Candice@CREBHC.com 928-201-4242 cell/txt.

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