THE HIDEAWAY HAUS

DEEDED LUXURY GARAGE CONDOMINIUMS

# SPACE FOR LIFE.
# ROOM FOR WORK.



THREE BUILDINGS / ELEVEN DEEDED UNITS

# FOR WHAT YOU OWN.
# FOR WHAT YOU'RE BUILDING.

SECURE WHAT YOU VALUE / PURSUE WHAT'S NEXT

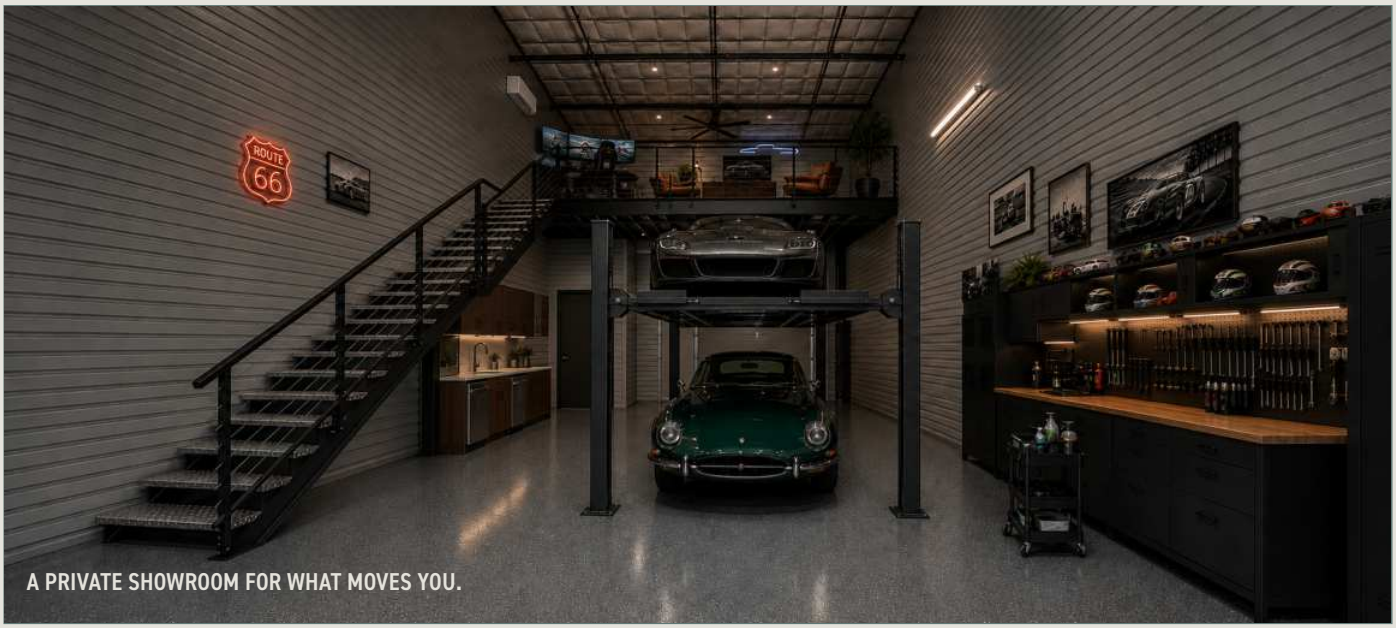
**STARTING AT $325,000**

**STORAGE / BUSINESS / PROJECTS / LEISURE**

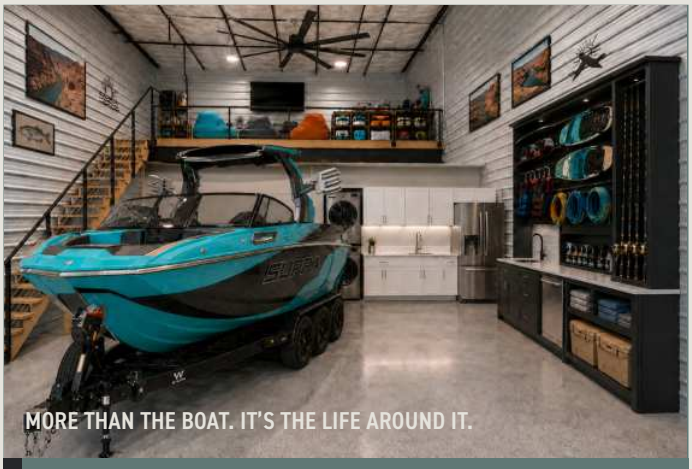
BULLHEAD CITY / ARIZONA

# MORE THAN A STORAGE UNIT.
## *A PRIVATE OWNERSHIP SPACE.*

Where practical function meets personal freedom.



A PRIVATE SHOWROOM FOR WHAT MOVES YOU.


MORE THAN THE BOAT. IT'S THE LIFE AROUND IT.


FROM THE OPEN ROAD TO AROUND TOWN.

## SQUARE FOOTAGE OPTIONS

| | | |
|---|---|---|
| Building A | 22′ × 45′ | 990 / 1,261 |
| Building B (pull-through) | 22′ × 50′ | 1,100 / 1,463 |
| Building C | 22′ × 50′ | 1,100 / 1,394 |

Main floor / with optional mezzanine

## CLOSE TO THE WATER. READY FOR THE ROAD.

COLORADO RIVER • LAKE MOHAVE
LAUGHLIN • HISTORIC ROUTE 66

All just minutes away.







## KITCHENETTE ROUGH-IN

ROUGH-IN INCLUDED / FINISHED UPGRADE SHOWN



## PRIVATE BATHROOM + SHOWER

COMPLETE BATHROOM INCLUDED / UPGRADED FINISHES SHOWN

## THE ADVANTAGE IS BUILT IN

- **OVERSIZED STEEL CONSTRUCTION**
  Substantial framing built for lasting ownership
- **FULL INSULATION + CLIMATE CONTROL**
  Included as standard in every unit
- **MEZZANINE-READY + OVERSIZED ACCESS**
  14′ × 14′ doors; select pull-through units
- **RV DUMP STATION + ON-SITE DUMPSTER**
  Convenience included.
- **GATED, SECURE 24/7 ACCESS**
  Controlled owner access around the clock
- **UNLIMITED HIGH-SPEED FIBER**
  Fiber-optic connectivity for work and media
- **FLOOR DRAIN + RV POWER PLUG**
  Practical utility included in every unit
- **UNBEATABLE LOCATION**
  Minutes from Highway 95. Positioned for wherever you're headed.

## OWN MORE THAN STORAGE. INVEST IN POSSIBILITY

A lasting asset with value beyond its walls.

11 DEEDED UNITS

# Site plan

405 Lee Avenue | Bullhead City, Arizona

**A L L E Y**

| BUILDING A | BUILDING B | BUILDING C |
|---|---|---|
| 45′ DEEP | 50′ DEEP | 50′ DEEP |
| SINGLE-DOOR | PULL-THROUGH | SINGLE-DOOR |

**UNIT A100**
990 SF | 22′ × 45′
**$345K**

**UNIT A101**
990 SF | 22′ × 45′
**$325K**

**UNIT A102**
990 SF | 22′ × 45′
**$325K**

**UNIT A103**
990 SF | 22′ × 45′
**$325K**

50′
CLEAR AISLE

**COMMON AREA A**
13,301 SF

**UNIT B100**
1,100 SF | 22′ × 50′
**$360K**

**UNIT B101**
1,100 SF | 22′ × 50′
**$395K · MODEL**

**UNIT B102**
1,100 SF | 22′ × 50′
**$360K**

50′
CLEAR AISLE

**UNIT C100**
1,100 SF | 22′ × 50′
**$345K**

**UNIT C101**
1,100 SF | 22′ × 50′
**$325K**

**UNIT C102**
1,100 SF | 22′ × 50′
**$325K**

**UNIT C103**
1,100 SF | 22′ × 50′
**$325K**

3′ MAN GATE
24′ ROLLING GATE

**L E E A V E N U E**

## ENTRY GATE

BUILDINGS A–B




Unit dimensions: width × depth

Pricing subject to change

11 DEEDED UNITS

# Unit directory & pricing

405 Lee Avenue | Bullhead City, Arizona

**11 DEEDED GARAGE CONDOMINIUMS** — **STARTING AT $325,000**

## BUILDING A

990 SF UNITS | 45′ DEEP

| | | |
|---|---|---|
| **UNIT A100**<br>990 SF \| 22′ × 45′ | PREMIUM END UNIT | $345,000 |
| **UNIT A101**<br>990 SF \| 22′ × 45′ | | $325,000 |
| **UNIT A102**<br>990 SF \| 22′ × 45′ | | $325,000 |
| **UNIT A103**<br>990 SF \| 22′ × 45′ | | $325,000 |

## BUILDING B

1,100 SF UNITS | 50′ DEEP | PULL-THROUGH

| | | |
|---|---|---|
| **UNIT B100**<br>1,100 SF \| 22′ × 50′ | PULL-THROUGH | $360,000 |
| **UNIT B101**<br>1,100 SF \| 22′ × 50′ | PULL-THROUGH MODEL UNIT<br>WITH MEZZANINE | $395,000 |
| **UNIT B102**<br>1,100 SF \| 22′ × 50′ | PULL-THROUGH | $360,000 |

## BUILDING C

1,100 SF UNITS | 50′ DEEP

| | | |
|---|---|---|
| **UNIT C100**<br>1,100 SF \| 22′ × 50′ | PREMIUM END UNIT | $345,000 |
| **UNIT C101**<br>1,100 SF \| 22′ × 50′ | | $325,000 |
| **UNIT C102**<br>1,100 SF \| 22′ × 50′ | | $325,000 |
| **UNIT C103**<br>1,100 SF \| 22′ × 50′ | | $325,000 |

A and C: single-door units. B: pull-through units. B101 includes a mezzanine.
All dimensions and square-footage figures are approximate.

**Pricing subject to change.**

# A102 | Ground floor

Single-door unit | 22′ × 45′

| UNIT FOOTPRINT | GROSS GROUND FLOOR | FRONT GARAGE DOOR |
|---|---|---|
| 22′ × 45′ | 990 SF | 14′ W × 14′ H |

### 1 BATHROOM

Footprint
7′-11″ × 9′-1″

### 2 KITCHEN

Along rear wall
7′-0″ counter length
W/D beside bath

### 3 STAIRS

3′-8″ × 26′-10″
Overall stair envelope
Includes mid-landing.

### DASHED STAIRS

Upper flight overhead; equipment sits below.

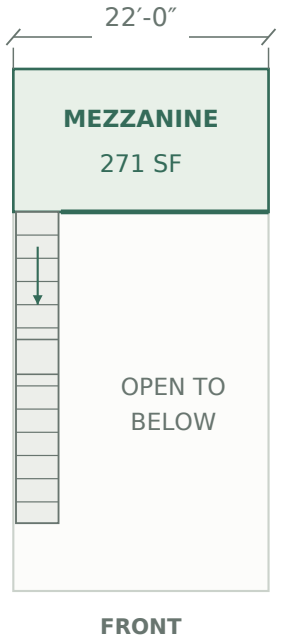


# A102 | Mezzanine & heights

Mezzanine layout, clearances and stair profile

| GROSS MEZZANINE AREA | CLEAR BELOW MEZZANINE | MEZZANINE TO CEILING |
|---|---|---|
| 271 SF | 14′-0″ | 8′-0″ |

## 01 MEZZANINE

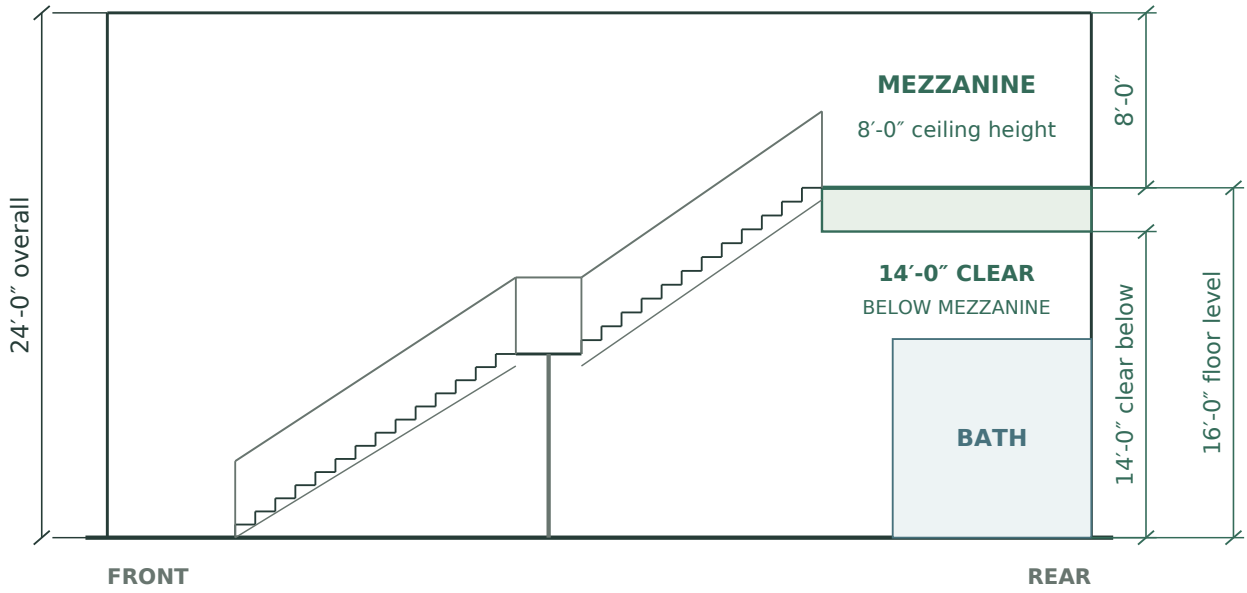



### VERTICAL DIMENSIONS

| | |
|---|---|
| Floor to bottom of mezzanine | 14′-0″ |
| Mezzanine floor to ceiling | 8′-0″ |
| Ground floor to ceiling | 24′-0″ |
| Ground floor to mezzanine floor | 16′-0″ |

## 02 HEIGHT & STAIR PROFILE

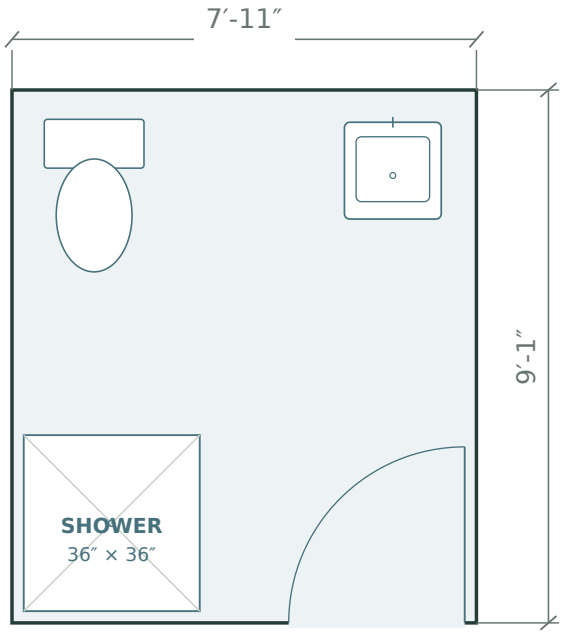
Stairs rise toward the rear.



# A102 | Bathroom & equipment

Bathroom dimensions, appliance layout and stair footprint

## 01 BATHROOM




3′-0″ bathroom door

### BATHROOM FOOTPRINT

**7′-11″ × 9′-1″**

| | |
|---|---|
| Ceiling | **9′-1″** |
| Door opening | **3′-0″** |
| Shower | **36″ × 36″** |

### STAIR ENVELOPE

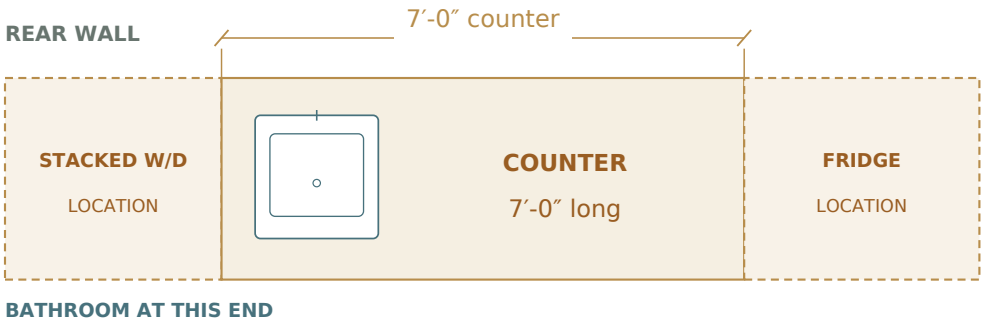
**3′-8″ W × 26′-10″ L**

Includes 3′-0″ mid-landing.

WH: water heater | EP: electrical panel

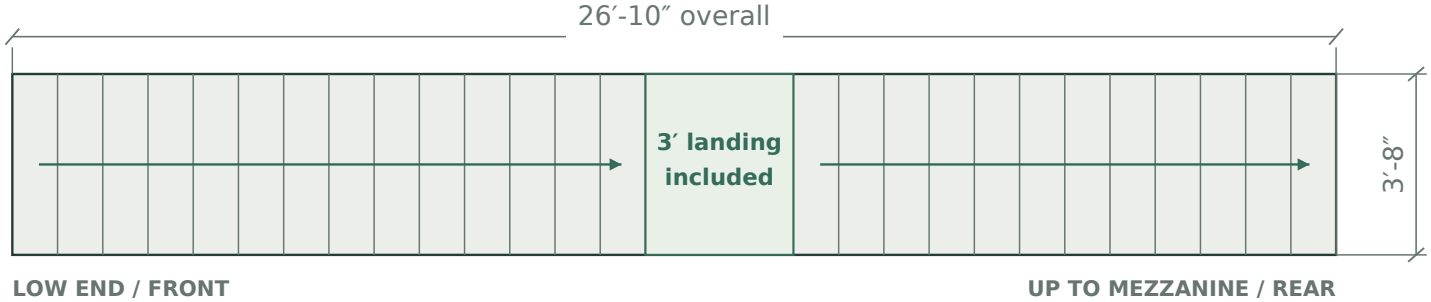
## 02 COUNTER & APPLIANCES

Rear wall: W/D beside bathroom, then counter and fridge.




## 03 STAIR FOOTPRINT

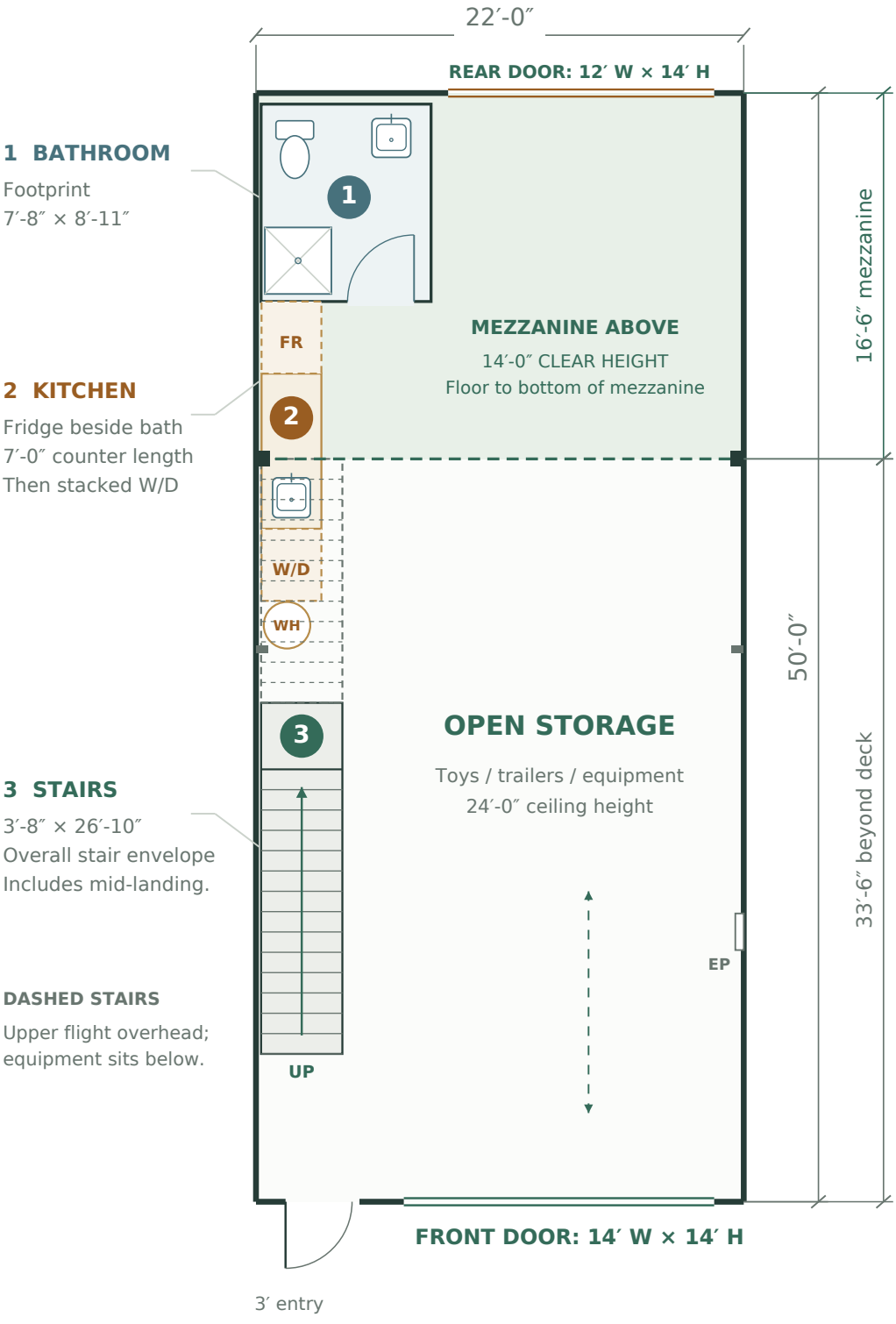
3′-8″ wide × 26′-10″ long, including the mid-landing.



# B101 | Ground floor

Pull-through unit | 22′ × 50′

| UNIT FOOTPRINT | GROSS GROUND FLOOR | FRONT GARAGE DOOR |
|---|---|---|
| 22′ × 50′ | 1,100 SF | 14′ W × 14′ H |

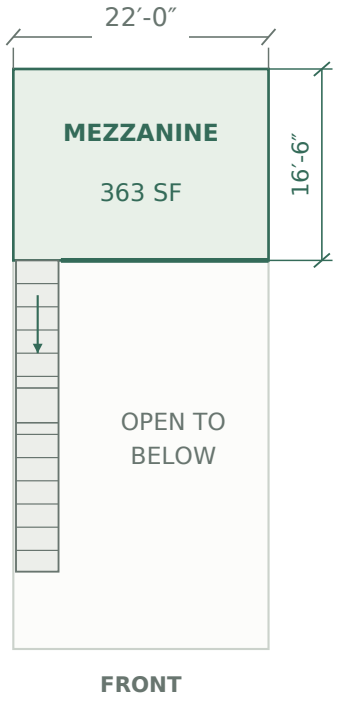


# B101 | Mezzanine & heights

Mezzanine layout, clearances and stair profile

| GROSS MEZZANINE AREA | CLEAR BELOW MEZZANINE | MEZZANINE TO CEILING |
|---|---|---|
| 363 SF | 14′-0″ | 8′-0″ |

## 01 MEZZANINE

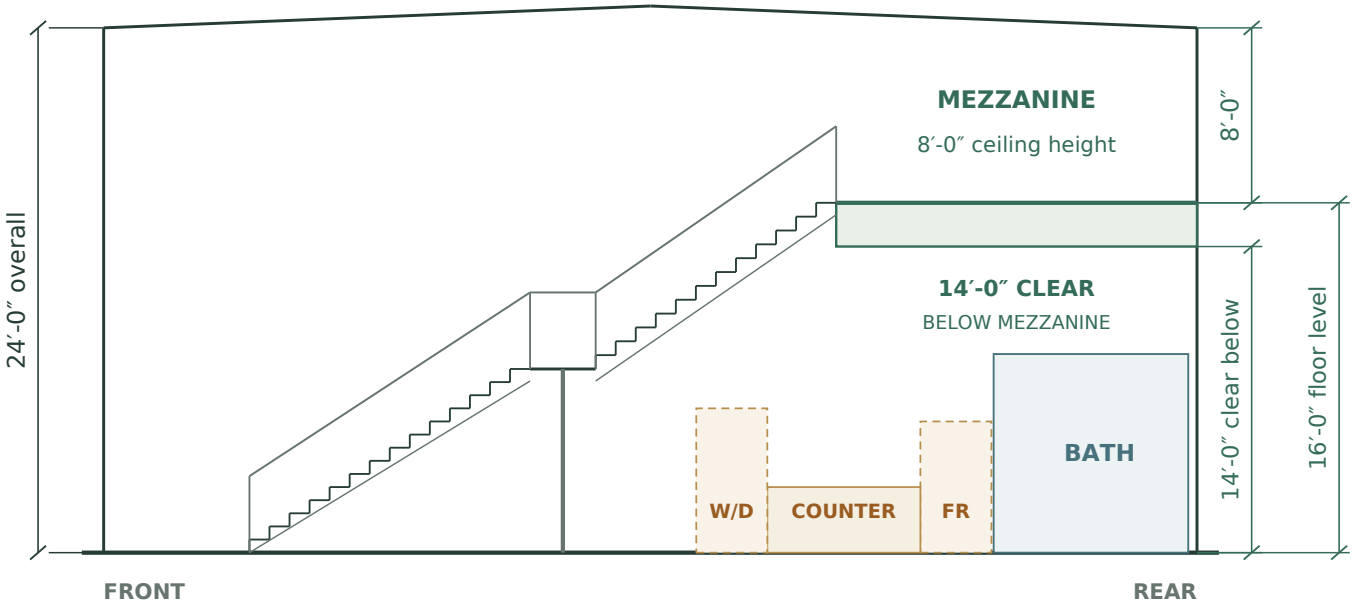



### VERTICAL DIMENSIONS

| | |
|---|---|
| Floor to bottom of mezzanine | 14′-0″ |
| Mezzanine floor to ceiling | 8′-0″ |
| Ground floor to ceiling | 24′-0″ |
| Ground floor to mezzanine floor | 16′-0″ |

## 02 HEIGHT & STAIR PROFILE

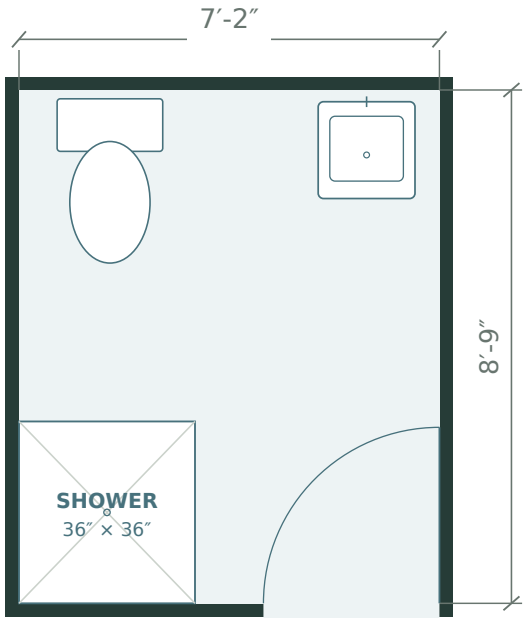
Stairs rise toward the rear.



# B101 | Bathroom & equipment

Bathroom dimensions, appliance layout and stair footprint

## 01 BATHROOM




3′-0″ bathroom door

### BATHROOM INTERIOR

**7′-2″ × 8′-9″**

| | |
|---|---|
| Ceiling | **9′-1″** |
| Door opening | **3′-0″** |
| Shower | **36″ × 36″** |

### STAIR ENVELOPE

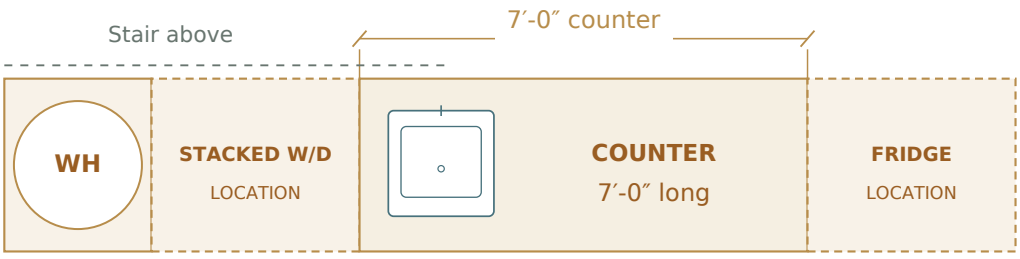
**3′-8″ W × 26′-10″ L**

Includes 3′-0″ mid-landing.

WH: water heater | EP: electrical panel

## 02 COUNTER & APPLIANCES

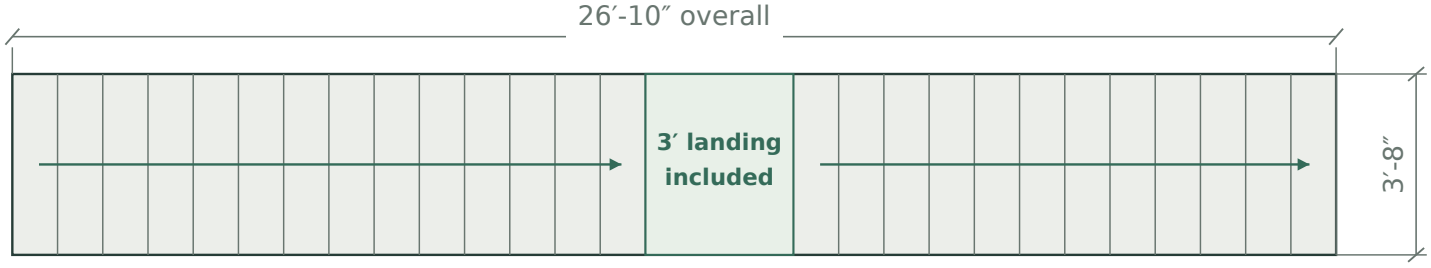
Fridge beside bathroom; counter and W/D to the left.




**BATHROOM AT THIS END**

## 03 STAIR FOOTPRINT

3′-8″ wide × 26′-10″ long, including the mid-landing.




**LOW END / FRONT**

**UP TO MEZZANINE / REAR**

# C102 | Ground floor

Single-door unit | 22′ × 50′

| UNIT FOOTPRINT | GROSS GROUND FLOOR | FRONT GARAGE DOOR |
|---|---|---|
| 22′ × 50′ | 1,100 SF | 14′ W × 14′ H |

### 1 BATHROOM

Footprint
9′-1″ × 8′-7″

### 2 KITCHEN

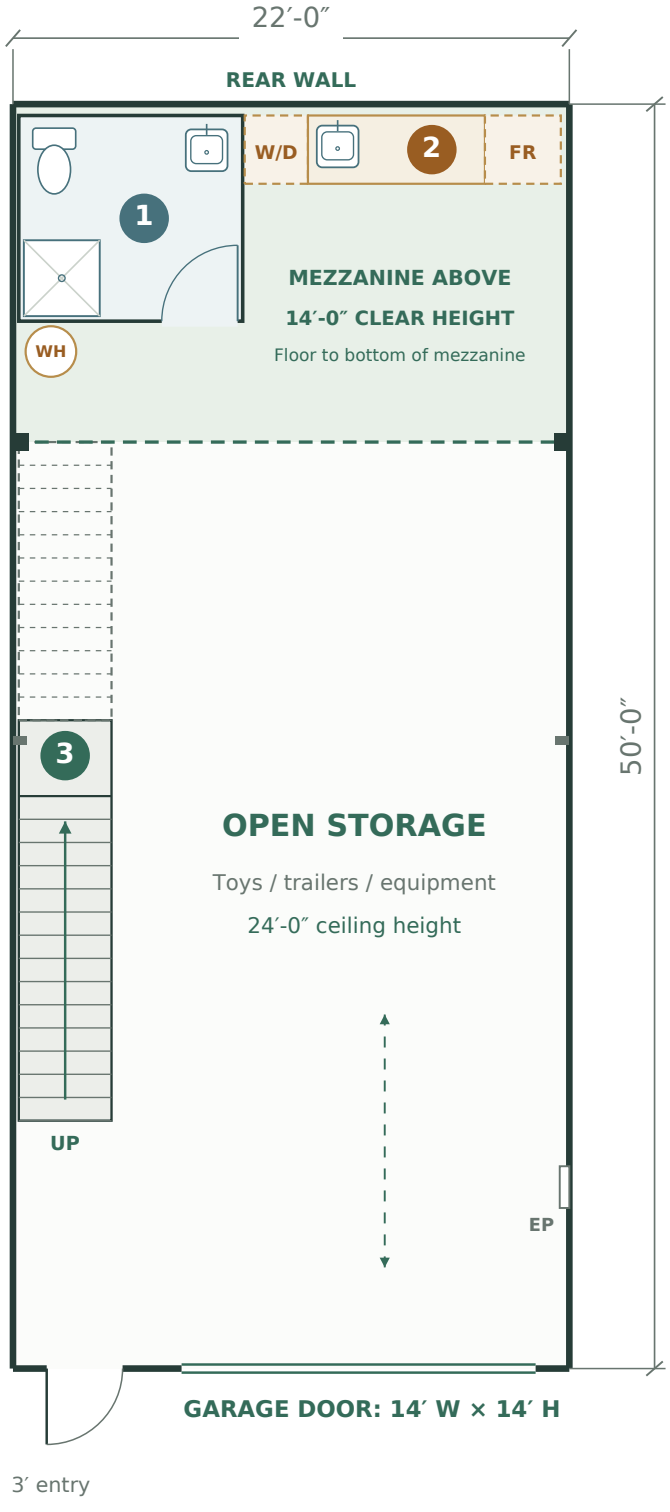
Along rear wall
7′-0″ counter length
W/D beside bath

### 3 STAIRS

3′-8″ × 26′-10″
Overall stair envelope
Includes mid-landing.

### DASHED STAIRS

Upper flight overhead; equipment sits below.

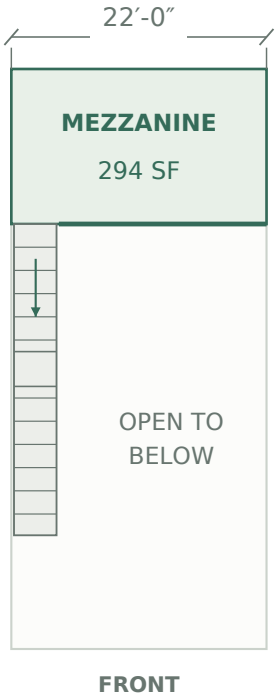


# C102 | Mezzanine & heights

Mezzanine layout, clearances and stair profile

| GROSS MEZZANINE AREA | CLEAR BELOW MEZZANINE | MEZZANINE TO CEILING |
|---|---|---|
| 294 SF | 14′-0″ | 8′-0″ |

## 01 MEZZANINE

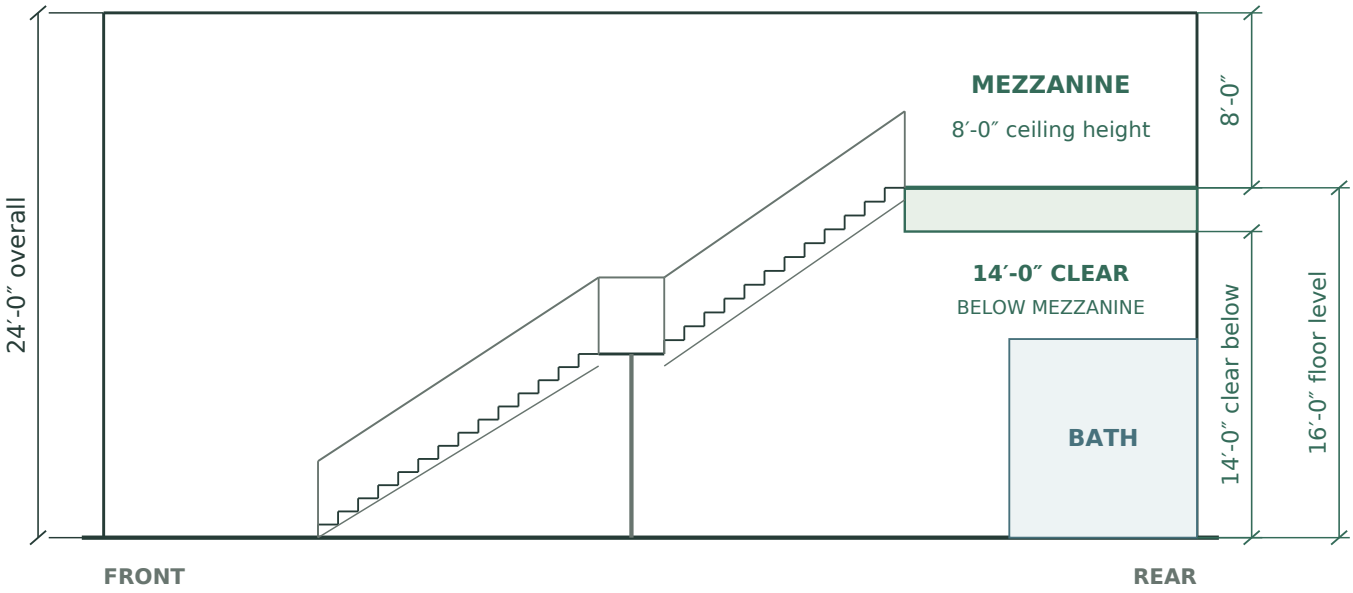



### VERTICAL DIMENSIONS

| | |
|---|---|
| Floor to bottom of mezzanine | 14′-0″ |
| Mezzanine floor to ceiling | 8′-0″ |
| Ground floor to ceiling | 24′-0″ |
| Ground floor to mezzanine floor | 16′-0″ |

## 02 HEIGHT & STAIR PROFILE

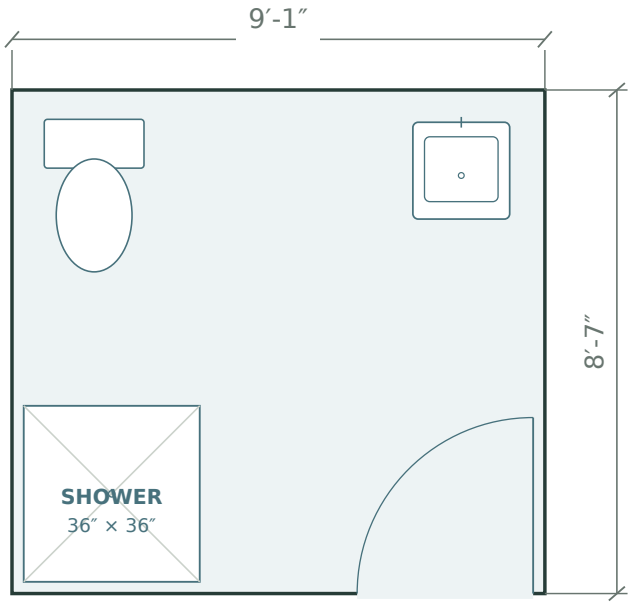
Stairs rise toward the rear.



# C102 | Bathroom & equipment

Bathroom dimensions, appliance layout and stair footprint

## 01 BATHROOM




3′-0″ bathroom door

### BATHROOM FOOTPRINT

**9′-1″ × 8′-7″**

| | |
|---|---|
| Ceiling | **9′-1″** |
| Door opening | **3′-0″** |
| Shower | **36″ × 36″** |

### STAIR ENVELOPE

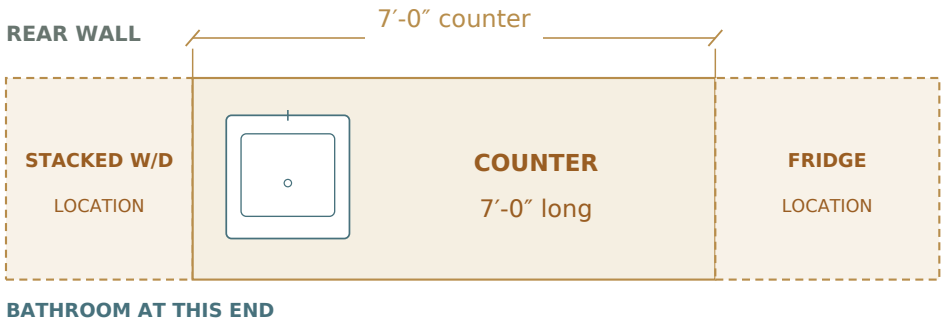
**3′-8″ W × 26′-10″ L**

Includes 3′-0″ mid-landing.

WH: water heater | EP: electrical panel

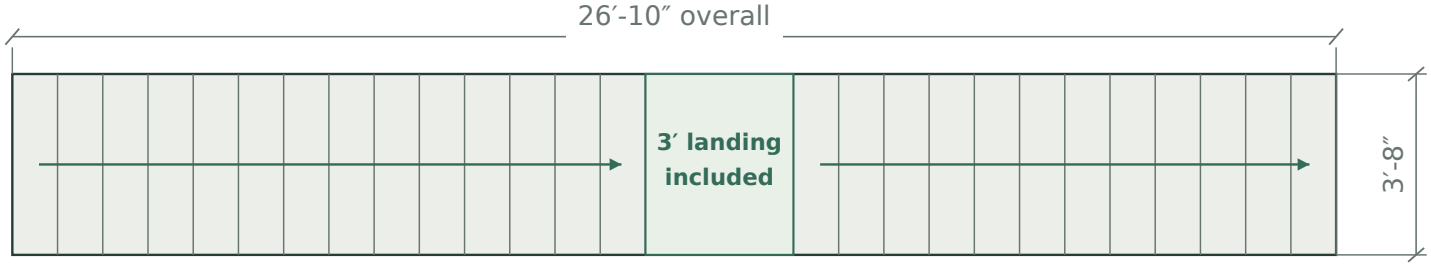
## 02 COUNTER & APPLIANCES

Rear wall: W/D beside bathroom, then counter and fridge.




## 03 STAIR FOOTPRINT

3′-8″ wide × 26′-10″ long, including the mid-landing.



PRIVATE OWNERSHIP / PURPOSE-BUILT FLEXIBILITY

# BUILT
# TO MOVE YOU FORWARD.

Secure, climate-controlled ownership for the assets, operations and pursuits that need room now.







## COMMERCIAL FINANCING OPTIONS

Financing options available to qualified commercial buyers, subject to lender approval.

Foothills Bank
Division of Glacier Bank

**BO CARRINGER | COMMERCIAL LENDER**

**208.340.1205 | BO.CARRINGER@FOOTHILLSBANK.COM**

EQUAL HOUSING LENDER | MEMBER FDIC

THE HIDEAWAY HAUS

## MAKE IT YOURS TODAY

**LIMITED-TIME INCENTIVES AVAILABLE**

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Conceptual imagery. Features, finishes, pricing and availability subject to change.

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