

# OFFICE BUILDING

## 1100 N SAN FRANCISCO ST.

FLAGSTAFF, AZ 86001

FOR SALE \$3,190,000

[WWW.DAVINCIREALTY.COM](http://WWW.DAVINCIREALTY.COM)



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

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COMMERCIAL  
INVESTMENTS

All information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted subject to errors, omissions, change of price, rental or other conditions prior to sale, lease or financing or withdrawal without notice. No liability of any kind is to be imposed on the broker herein.





# PROPERTY PROFILE

## PROPERTY LOCATION

THE BUILDING IS CENTRALLY LOCATED IN FLAGSTAFF ON SAN FRANCISCO STREET  
DIRECTLY ACROSS FROM FLAGSTAFF MEDICAL CENTER.

## PROPERTY DESCRIPTION

TWO-STORY MEDICAL OFFICE BUILDING DIRECTLY ACROSS THE STREET FROM FLAGSTAFF MEDICAL CENTER.

TOTAL GROSS BUILDING AREA IS 17,116 WITH 11,578 SQUARE FEET OF MEDICAL OFFICE SPACE,  
4,363 SQUARE FEET OF GARAGE/STORAGE, 153 SQUARE FEET LOFT, AND 1,022 SQUARE FEET OF COMMON AREA.

THE OFFICE AREA CONSISTS OF 6 SUITES, FIVE OF WHICH HAVE ACCESS FROM THE BUILDING'S  
INTERIOR COMMON AREA AND ONE OF WHICH IS ACCESSED FROM THE EXTERIOR OF THE BUILDING (SUITE A).  
THE FIRST FLOOR COMMON AREA CONSISTS OF AN ENTRY VESTIBULE, A COMMON RESTROOM AND CORRIDOR AREA.  
ACCESS TO THE SECOND FLOOR IS PROVIDED BY A STAIRWAY AND ELEVATOR OFF THE ENTRY VESTIBULE/CORRIDOR.  
SELLER WOULD CONSIDER A LEASE WITH AN OPTION TO BUY OR A LEASE PURCHASE.



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# INFORMATION



ADDRESS 1100 N SAN FRANCISCO ST., FLAGSTAFF, AZ 86001

PRICE \$3,190,000

TERMS CLOSE OF ESCROW MUST OCCUR ON OR AFTER JULY 10, 2015.  
SELLER WOULD CONSIDER A LEASE WITH AN OPTION TO BUY  
OR A LEASE PURCHASE.

PRICE PER SQ FT \$186.38

LOT SIZE 34,186 SQFT BUILDING SIZE 17,116 SQFT

2013 TAXES \$35,785

ZONING HM (HIGH DENSITY MULTI FAMILY) PROPERTY CURRENTLY  
OPERATING UNDER CONDITIONAL USE PERMIT

PARCEL NUMBER 101-01-015F

PROPERTY TYPE OFFICE BUILDING

NO. BUILDINGS 1

COUNTY COCONINO

UTILITIES APS (ELECTRICITY), UNISOURCE GAS (NATURAL GAS),  
CITY OF FLAGSTAFF WATER AND SEWER.



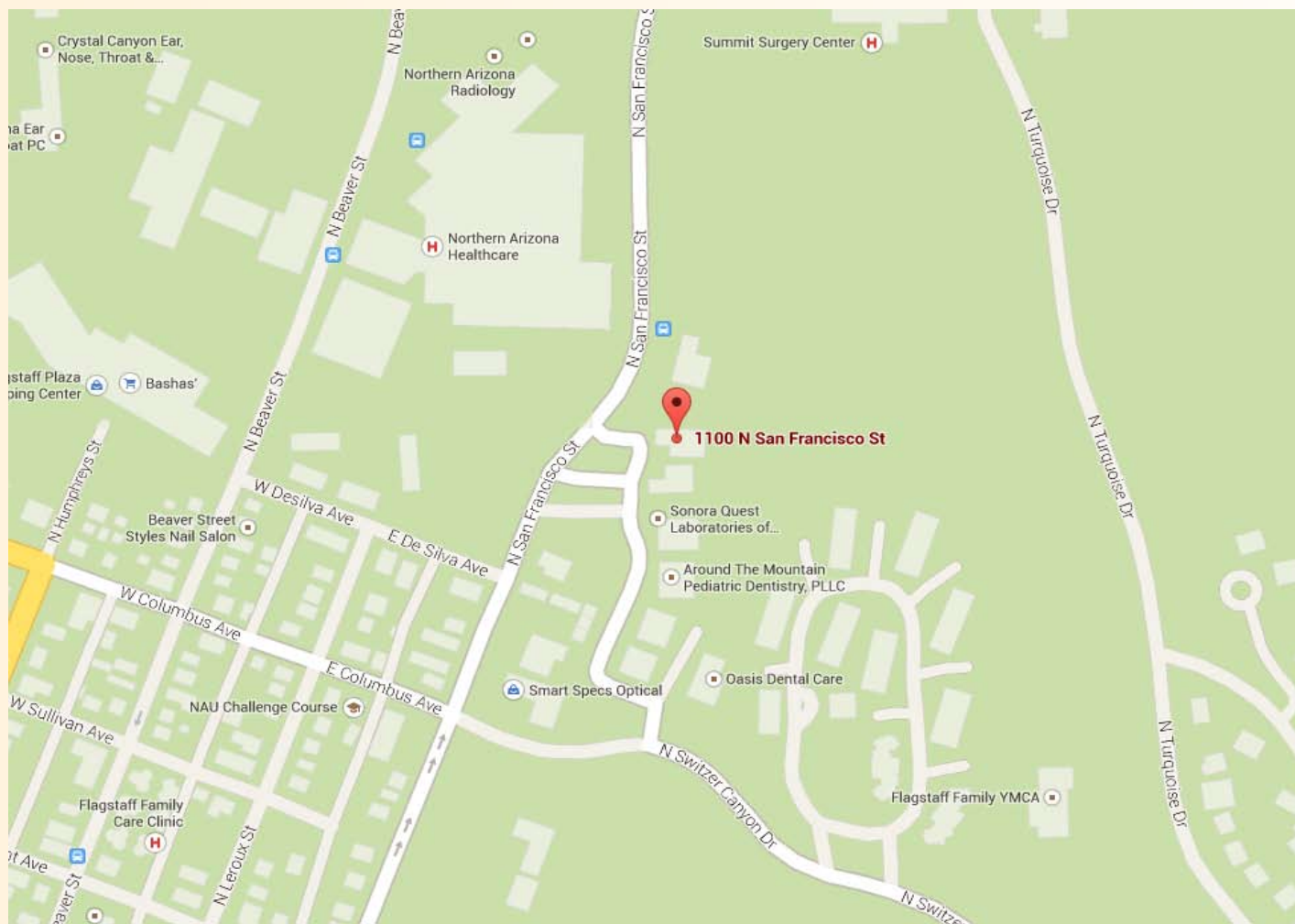
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# LOCATION



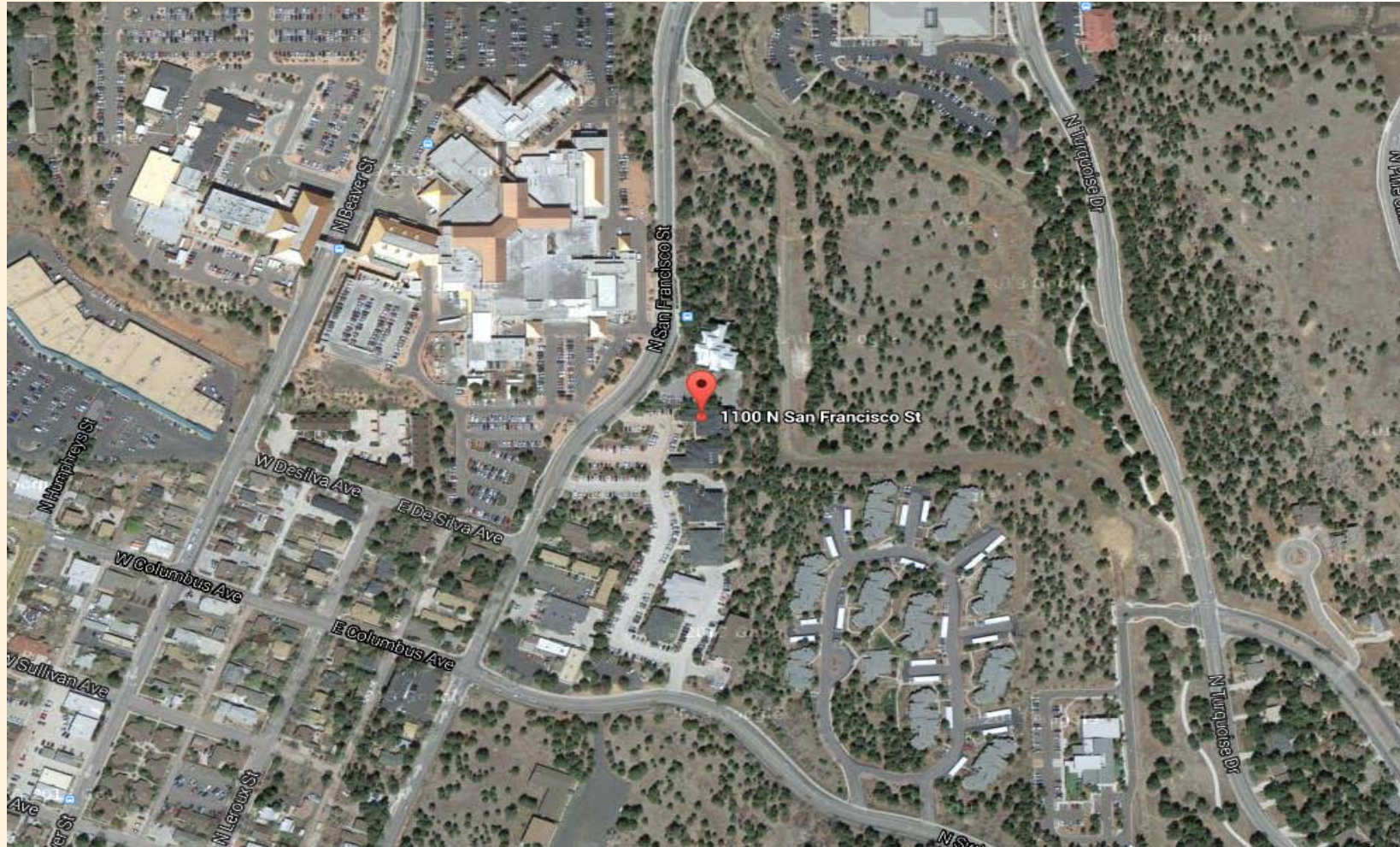
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# AERIAL VIEW



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# PARCEL VIEW



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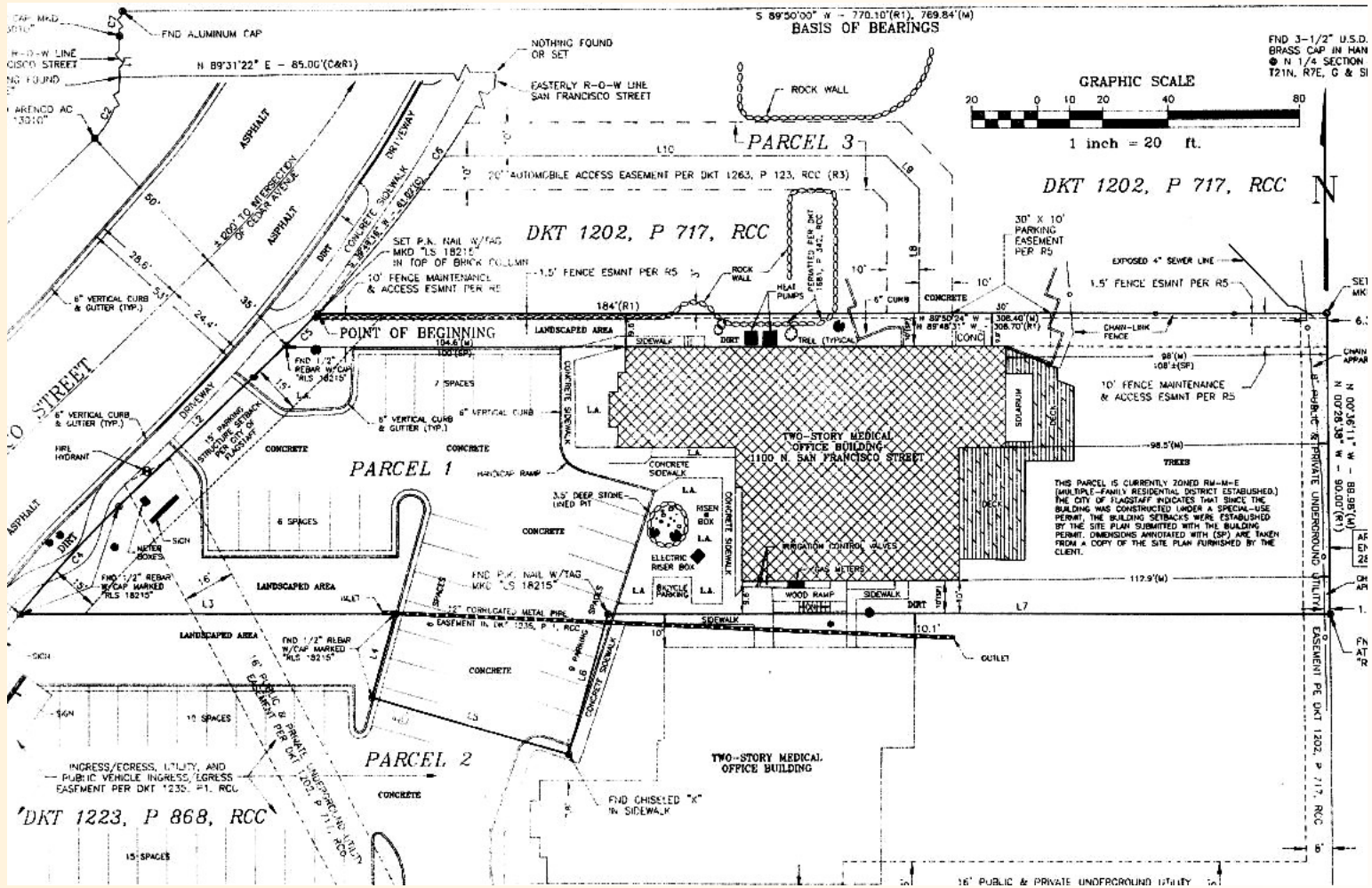
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# ALTA SURVEY



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# COMMUNITY PROFILE

FLAGSTAFF IS AN ATTRACTIVE AND VIBRANT CITY OF 68,667 PEOPLE THAT SERVES AS THE GEOGRAPHICAL, RETAIL, LEGAL, MEDICAL, CULTURAL AND RECREATIONAL CENTER OF NORTHERN ARIZONA.

THE COMBINED METROPOLITAN AREA OF FLAGSTAFF HAS AN ESTIMATED POPULATION OF 136,539. IT IS THE COUNTY SEAT OF COCONINO COUNTY.

IT IS SURROUNDED BY NATIONAL FORESTS AND SITS AT THE FOOT OF ARIZONA'S HIGHEST MOUNTAIN, 12,634-FOOT HUMPHREY'S PEAK, WHICH PROVIDES A WONDERFUL BACKDROP.

AT 7,000 FEET, FLAGSTAFF OFFERS NUMEROUS YEAR-ROUND ACTIVITIES. IN SUMMER THERE IS HIKING AND MOUNTAIN BIKING IN THE COOL AIR OF THE MOUNTAINS. WINTER BRINGS PLENTY OF SNOW WITH CROSS-COUNTRY AND DOWNHILL SKIING.

THREE NATIONAL MONUMENTS ARE NEARBY, AND 78 MILES AWAY IS THE GRAND CANYON. NUMEROUS OTHER TOURISM SITES ABOUND IN THE REGION.

FLAGSTAFF IS CONVENIENTLY LOCATED ALONG I-40 AND I-17 IN THE NORTHERN PART OF ARIZONA. IT IS 78 MILES SOUTH OF THE GRAND CANYON AND 125 MILES NORTH OF PHOENIX.



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