

SPECIAL PURPOSE BUILDING 1120 W. KAIBAB LANE

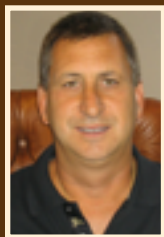
FLAGSTAFF, AZ 86001

FOR SALE \$1,556,000

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COMMERCIAL
INVESTMENTS



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

Mark T. Belsanti, CCIM

928.254.1770 (C)

928.779.3800 (O)

928.222.0189 (F)

mark@davincirealty.com

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 DESCRIPTION

School consisting of approximately 13,869 square feet of improvements on 1.5 acres of land. Three large improved office/school buildings; Building 1 is two story 3,760 SF Classroom Building. Buildings 2 & 3 are one story and are 5,182 SF Main Classroom Building and 4,927 SF Administrative/Classroom Building, respectively. Large fenced in play areas. Parking lot with 40 spaces. Current Charter School moving to a larger campus.



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INFORMATION



ADDRESS 1120 W Kaibab Ln., Flagstaff, AZ 86001

PRICE \$1,556,000

TERMS Cash, Cash to New Loan

PRICE PER SQ FT \$112.19

LOT SIZE 1.5 Acres

ZONING CS (Commercial Service)

PARCEL NUMBER 112-04-010E

PROPERTY TYPE Special Purpose

NO. BUILDINGS 3

COUNTY Coconino

UTILITIES Cable TV, Water, Electricity, Sewer, Telephone



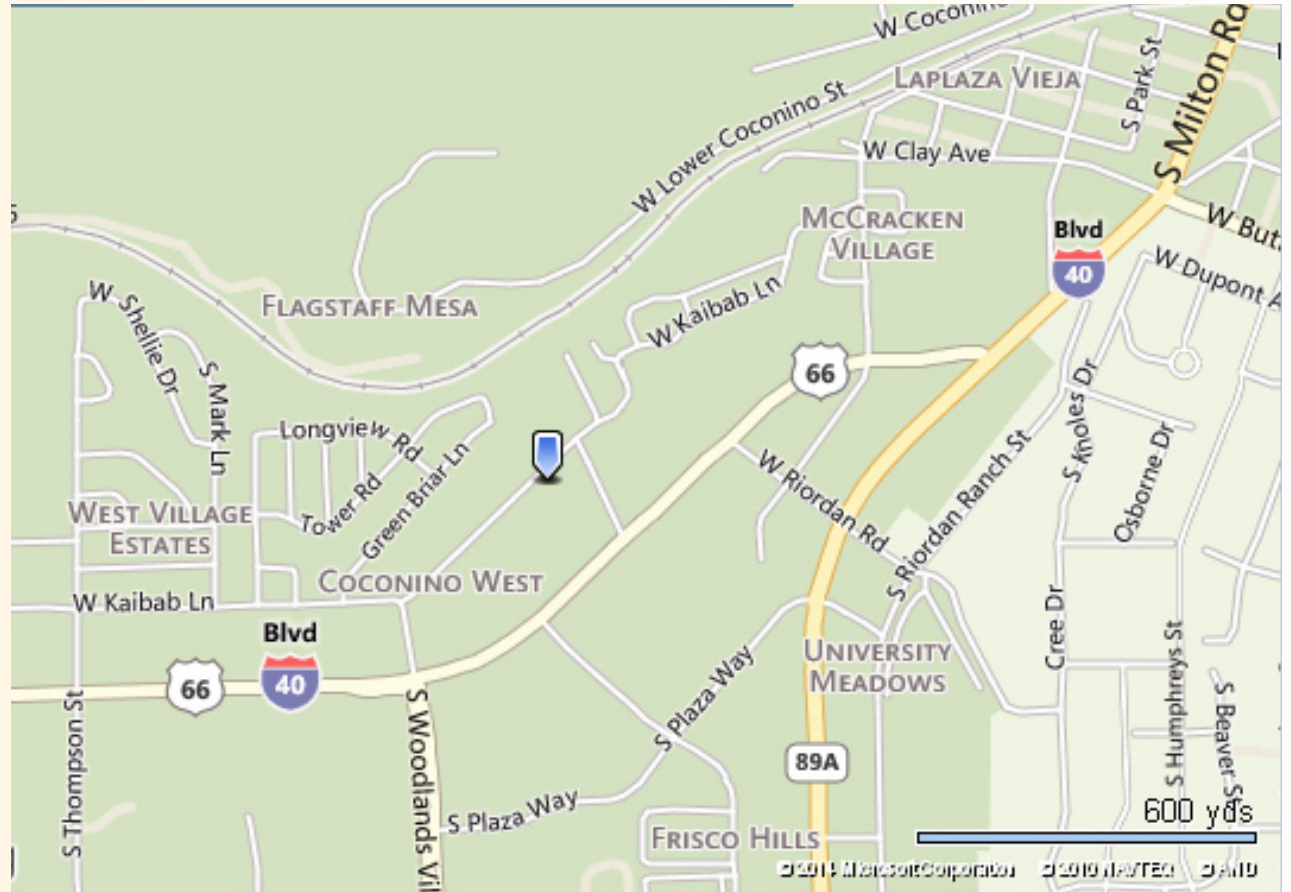
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LOCATION



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AERIAL VIEW



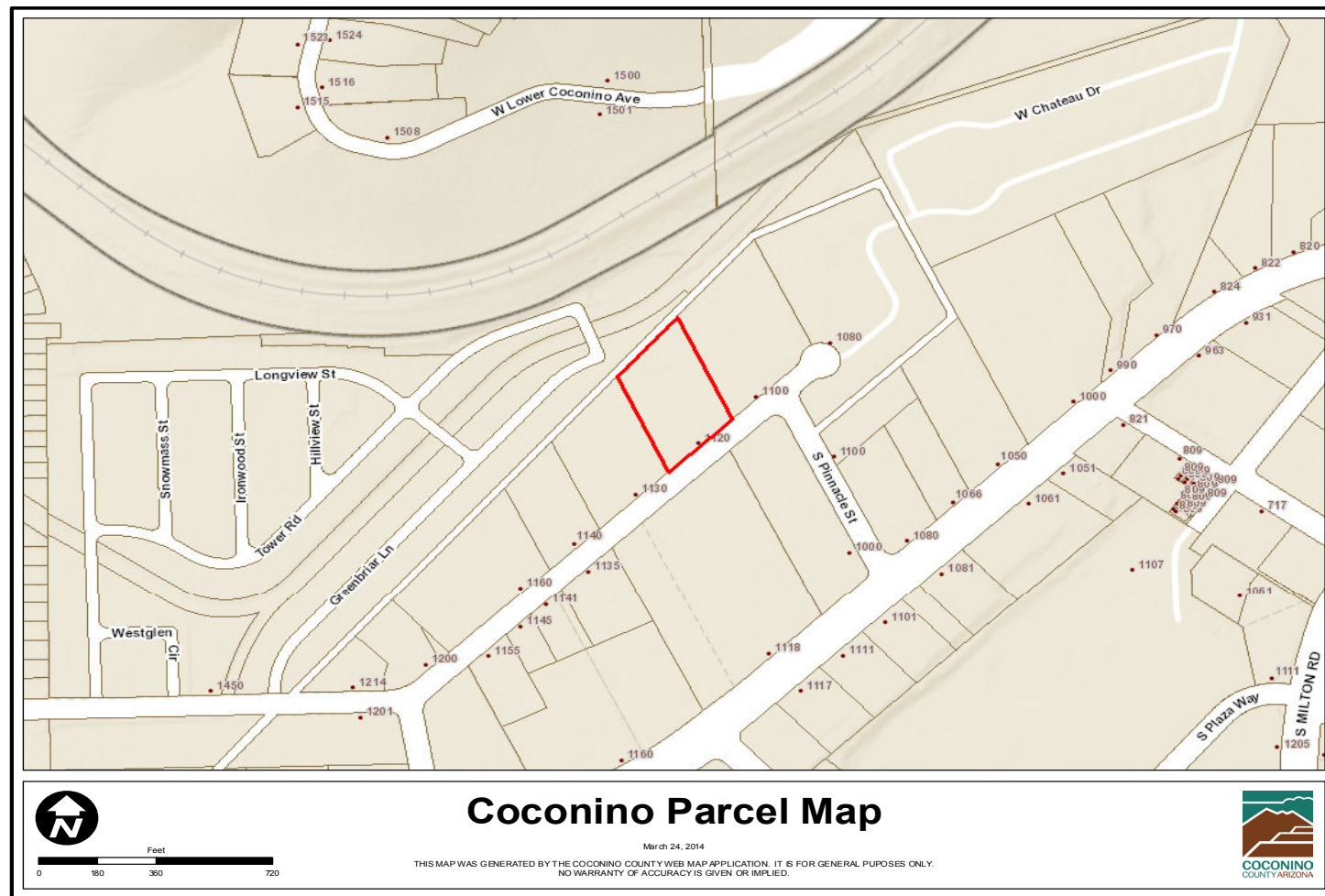
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PARCEL VIEW



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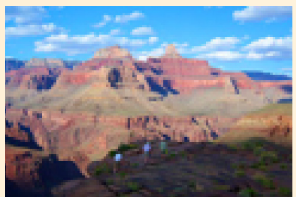
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COMMUNITY PROFILE

Flagstaff is an attractive and vibrant city of 65,000 people that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. 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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