

COMMERCIAL BUILDING/WAREHOUSE

FLAGSTAFF, ARIZONA

1815 & 1817 N. WEST ST., 86004



\$390,000

WWW.DAVINCIREALTY.COM



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 BRIEF

Two commercial lots with improvements for sale
on two separate parcels;

APN# 107-05-147 (1815 N. West St.)
has a vacant 4,000 square foot office/warehouse
building with 2 garage doors and a loading dock
that sits on 6,782 square feet of land.

APN# 107-05-148 (1817 N. West St.)
has a rented 800 square foot house
and an outdoor shed on 6,780
square feet of land.

There are two curb cuts on West Street for these properties.
Buyer to confirm square feet of improvements.

SELLER FINANCING AVAILABLE!



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INFORMATION

PRICE \$390,000

TERMS Cash, Submit to Owner Financing

BUILDING SIZE Commercial/Warehouse: 4,000 sq. ft., House: 800 sq. ft

LOT SIZE 13,562 sq. ft.

2013 TAXES \$2,513 (Both parcels combined)

ZONING CC (Community Commercial)

PARCEL NUMBERS 107-05-147 & 107-05-148

PROPERTY TYPE Commercial

PROPERTY SUB-TYPE Warehouse/Office/Residential

COUNTY Coconino

UTILITIES Electric, Natural Gas, City Water, City Sewer



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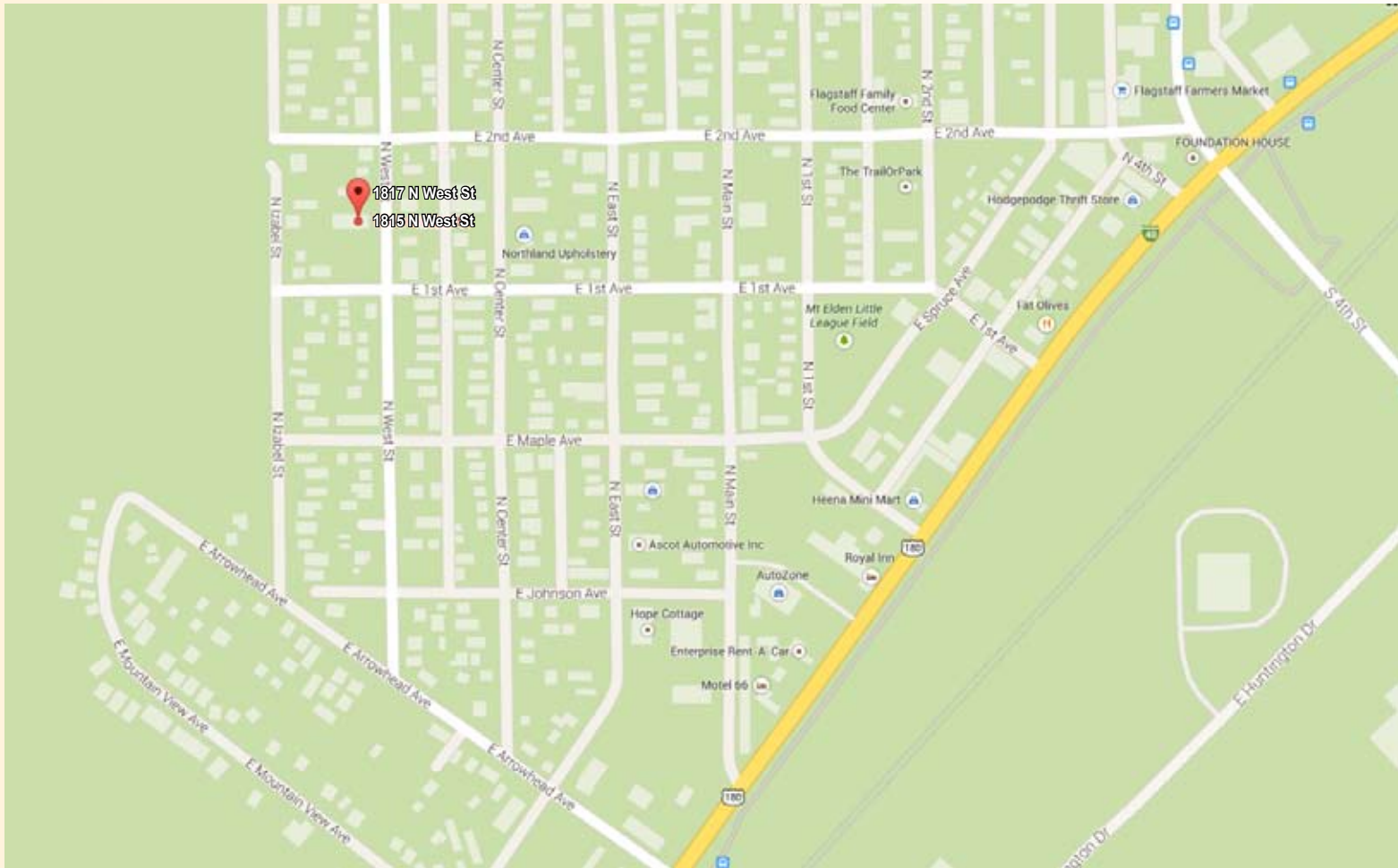
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LOCATION



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AERIAL VIEW



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PARCEL VIEW



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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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