

INDUSTRIAL LAND

4333 E. HUNTINGTON DR.
FLAGSTAFF, AZ 86004

FOR SALE \$355,000

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 LOCATION

E. INDUSTRIAL DRIVE TO EAST HUNTINGTON TO END.

PROPERTY DESCRIPTION

RARE FIND!

INDUSTRIAL LAND IN FLAGSTAFF - 1.1 ACRES IN INDUSTRIAL AREA OF EAST FLAGSTAFF.
SELLER WILL CONSIDER FINANCING OR BUILD TO SUIT.



VIEW FROM LAND FACING



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INFORMATION



PRICE \$355,000

TERMS CASH, CASH TO NEW LOAN, SUBMIT TO OWNER CARRY

PRICE PER SQFT \$7.41

LOT SIZE 1.1 ACRES

2014 TAXES \$3,532.74

ZONING L-I (LIGHT INDUSTRIAL)

PARCEL NUMBER 113-26-003T

PROPERTY TYPE INDUSTRIAL (LAND)

COUNTY COCONINO

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



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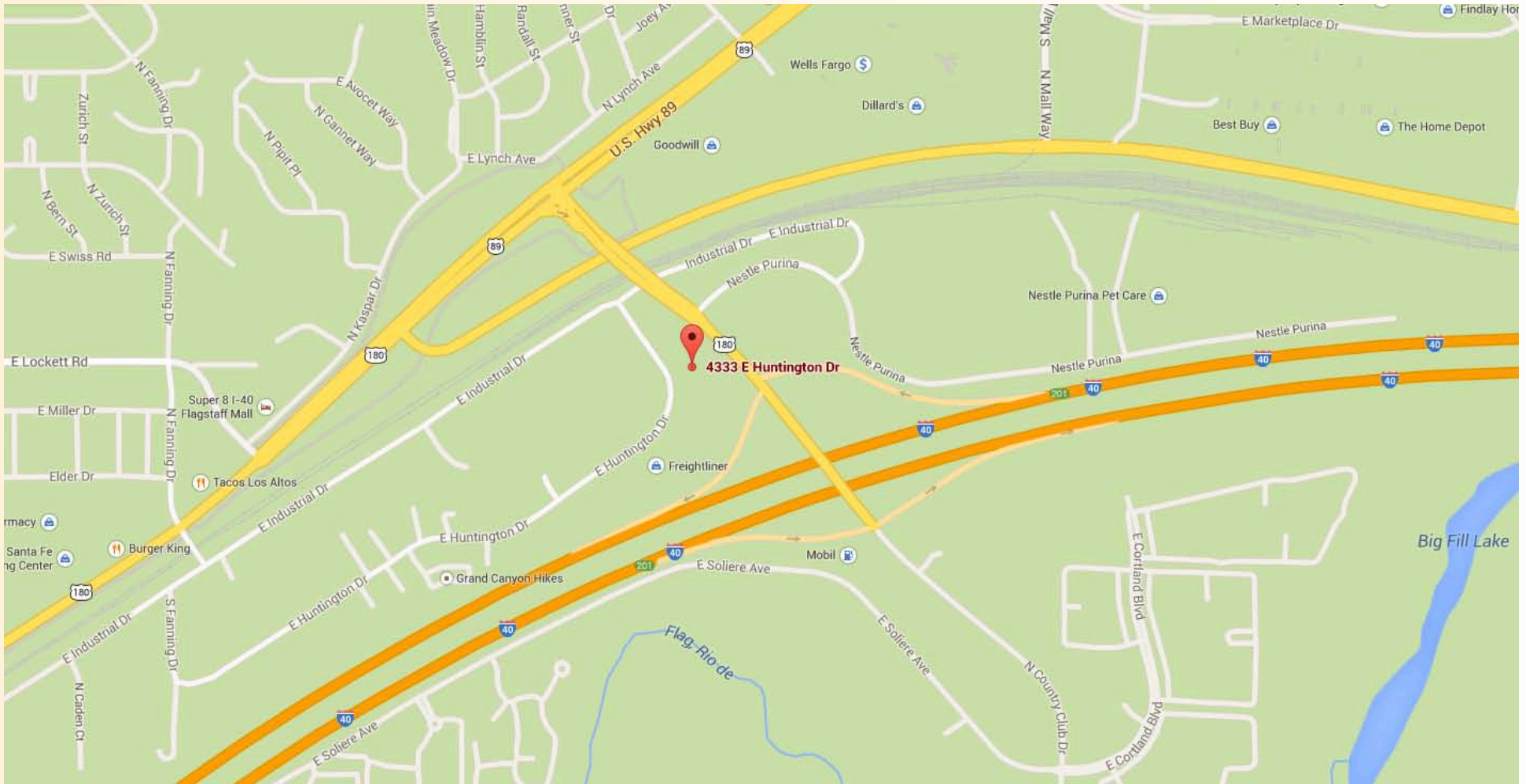
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LOCATION



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AERIAL VIEW



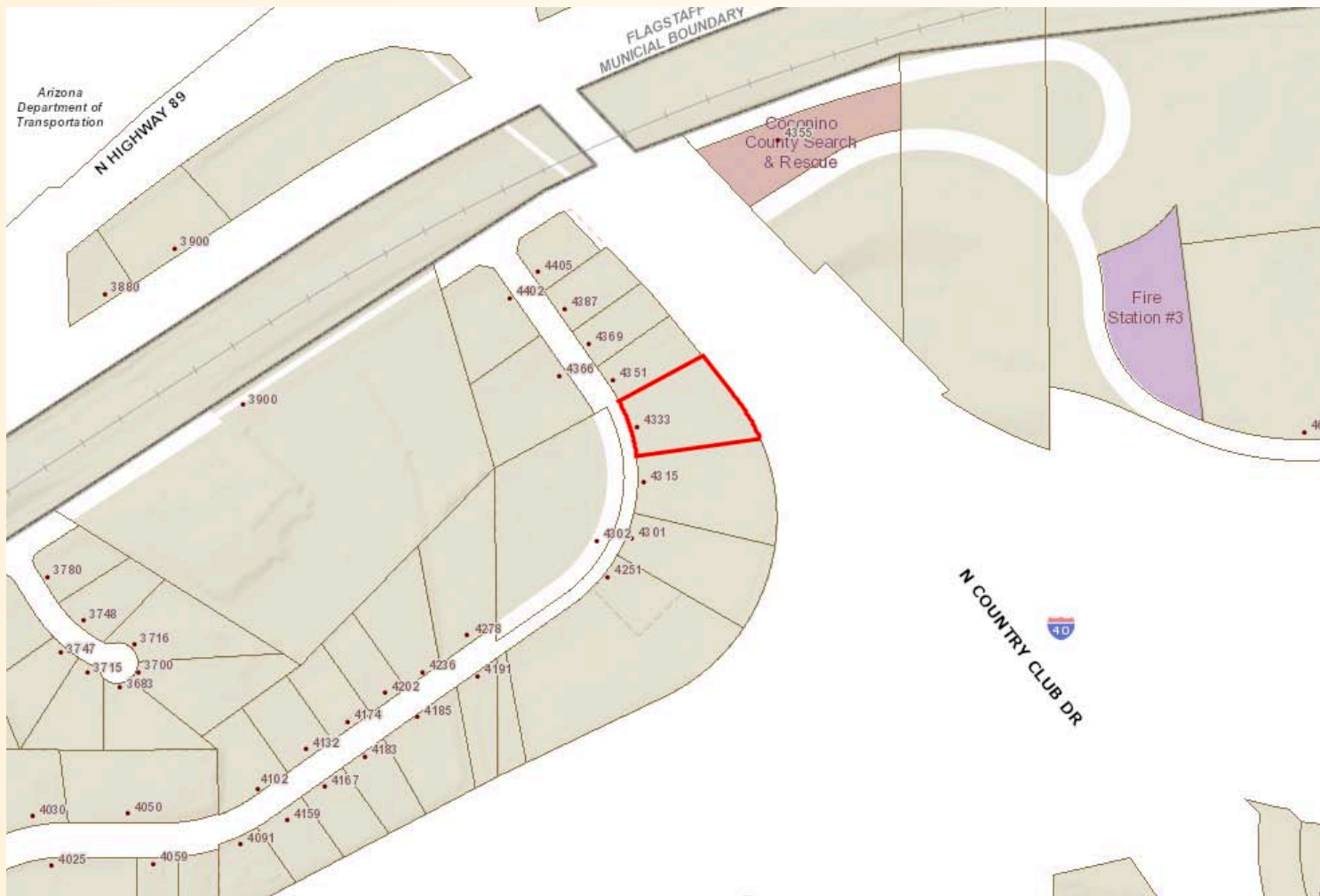
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PARCEL VIEW



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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.

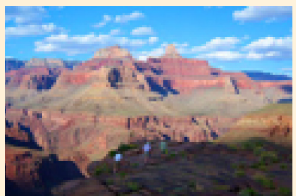
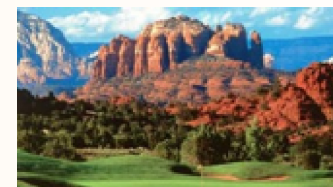
THE COMBINED METROPOLITAN AREA OF FLAGSTAFF HAS AN ESTIMATED POPULATION OF 136,539. IT IS THE COUNTY SEAT OF COCONINO COUNTY.

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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