

LAND FOR SALE

ROUTE 66 & FLAG RANCH RD. - FLAGSTAFF, AZ



Exclusively offered by da Vinci Realty, LLC

Mark T. Belsanti, CCIM
1(928) 254-1770 cell
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37.10 ACRES FOR SALE

\$5,285,000



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: Property is located just off I-40 along Flag Ranch Road and Route 66. Over 800 feet of frontage along Old Route 66.

Property Brief: Prime 37.10 acres at the interchange of Interstate 40 and Flag Ranch Rd. Property includes three separate contiguous parcels; APN#'s 116-04-004V, 116-04-004T, and 116-04-004S. Property is zoned G (General Zone); which is a rural land-use category intended for application to those unincorporated area of the County not specifically designated in any other zone classification. Property neighbors are Gore, Coca Cola, and Waste Management.

Flagstaff, AZ: For information on Flagstaff and demographic information visit www.flagstaffchamber.com.



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PROPERTY INFORMATION

Address: M&Bs

Price: \$5,285,000

Terns: Cash, New loan, Submit to
Owner Carry

Lot Size: 37.1060 Acres

Zoning: G (General Zone)

Parcel Numbers: 116-04-004V, 116-04-004T,
& 116,04-004S

Property Type: Commercial/Industrial Land

County: Coconino

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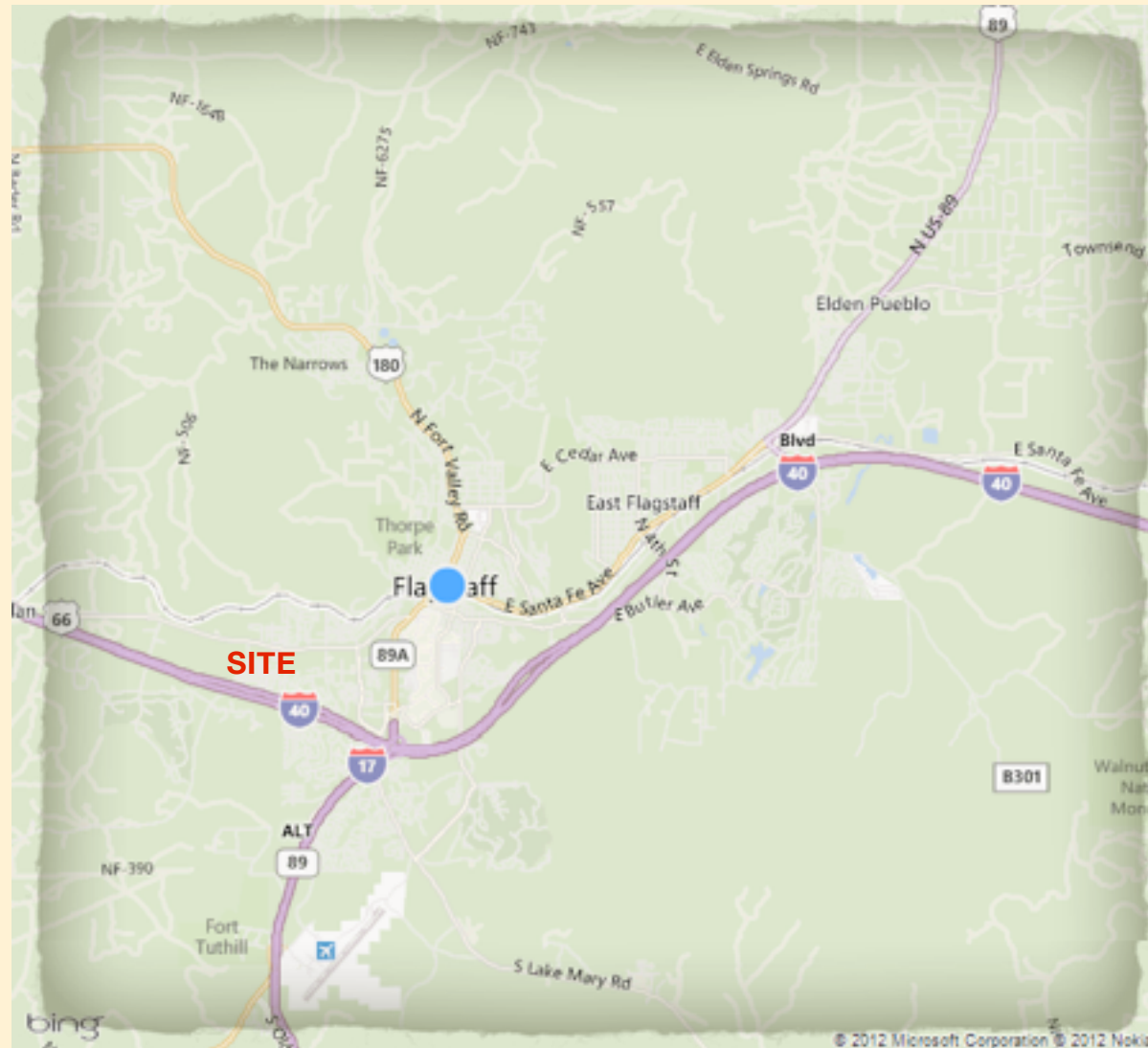
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LOCATION



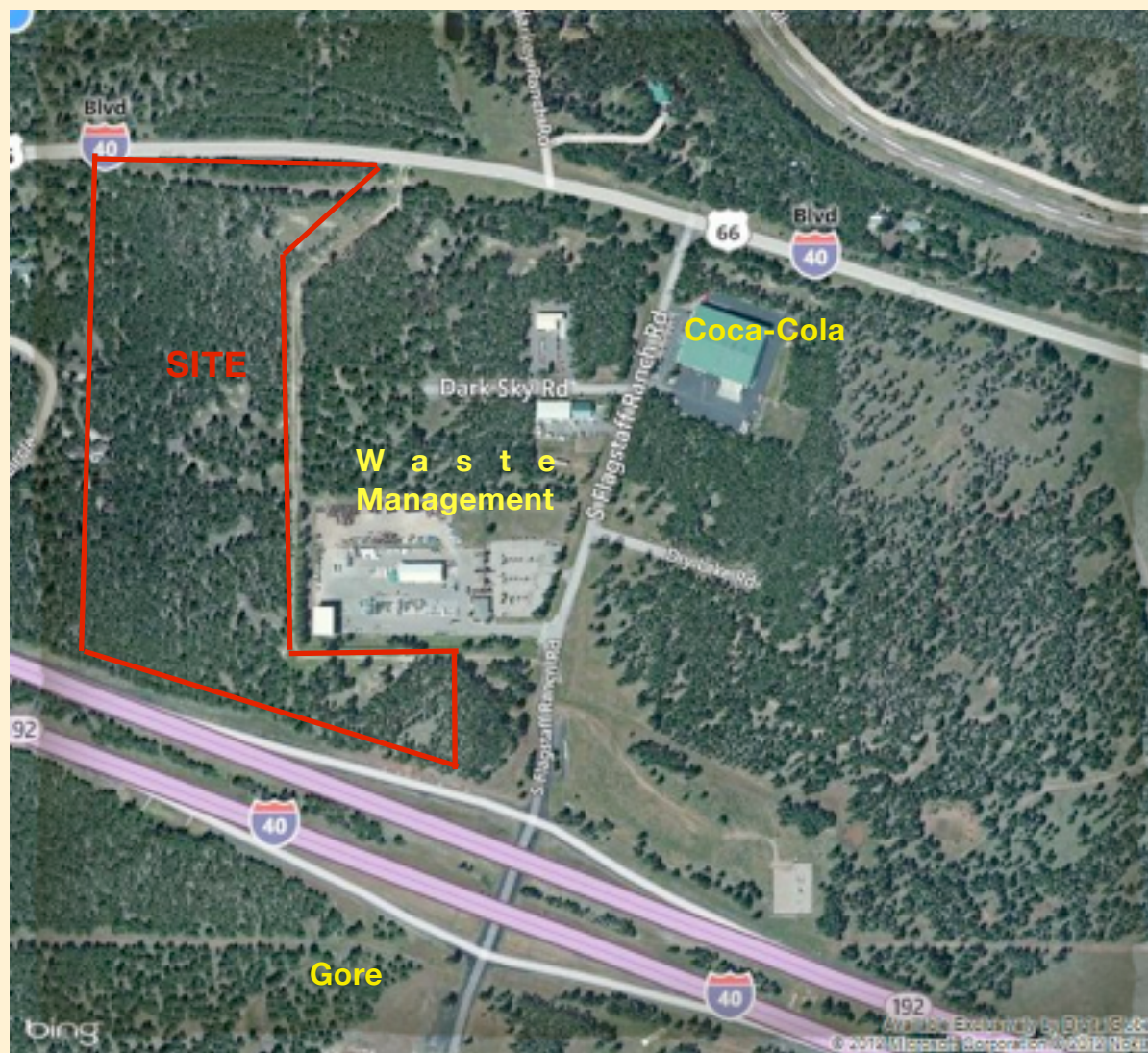
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AERIAL MAP

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PARCEL MAPS



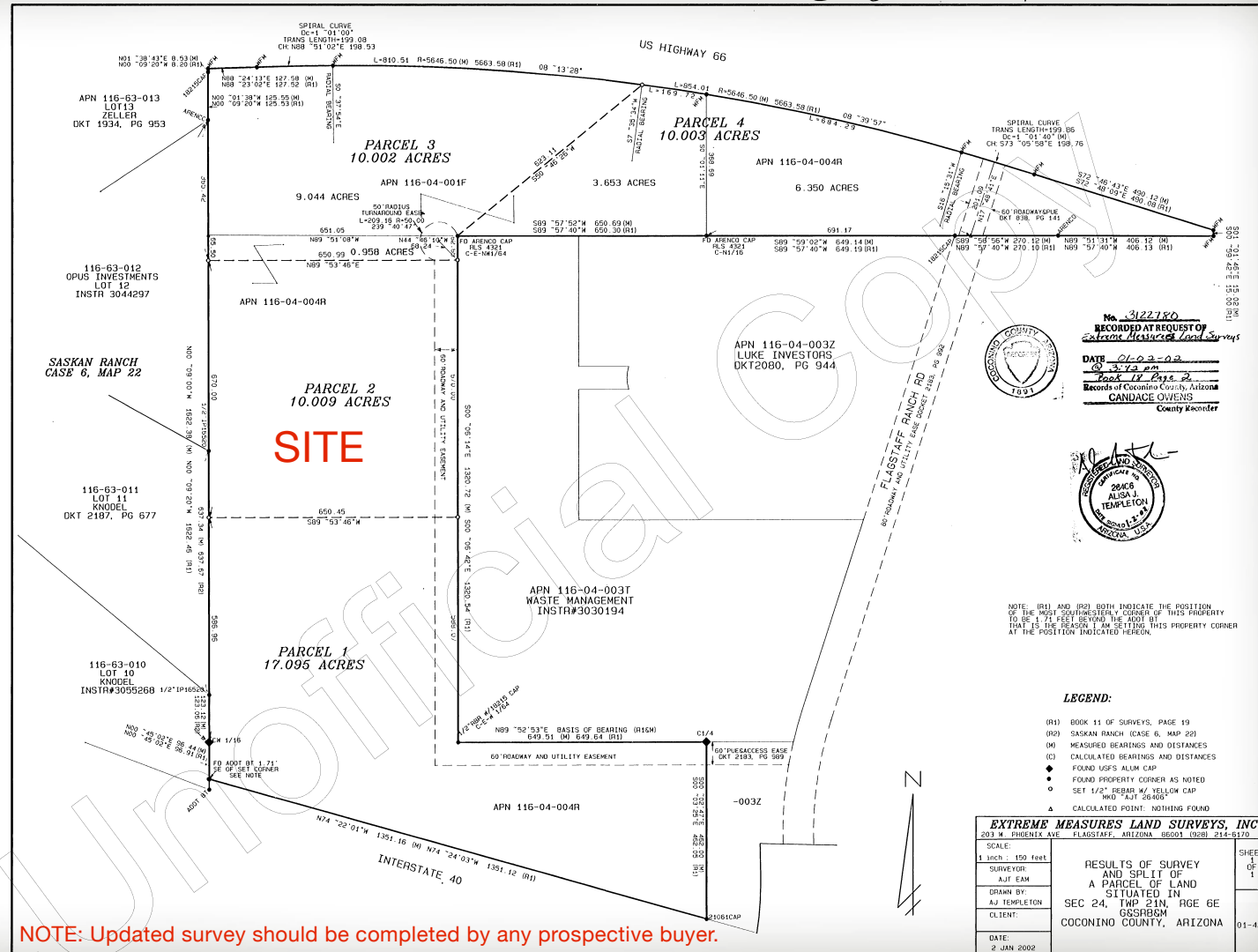
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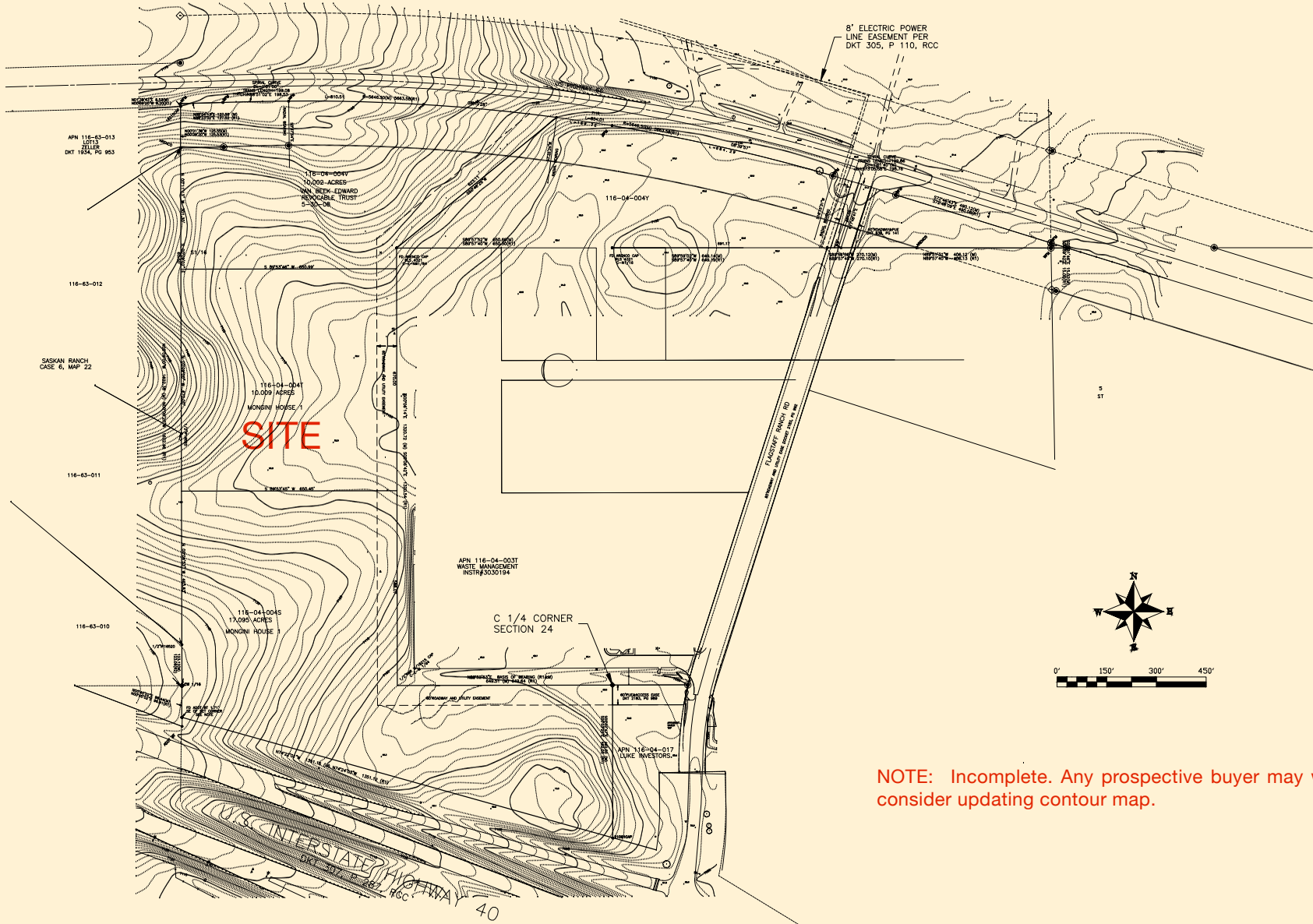
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SURVEY

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CONTOUR MAP



NOTE: Incomplete. Any prospective buyer may want to consider updating contour map.



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