

COMMERCIAL PROPERTY

611 N LEROUX ST.

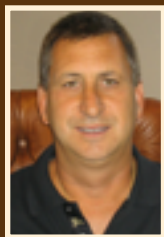
FLAGSTAFF, AZ 86001

FOR SALE \$743,000

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

THE WEST SIDE OF LEROUX,
BETWEEN FINE AND HUNT.



PROPERTY DESCRIPTION

MIXED USE PROPERTY CONSISTING OF 4,600 SQUARE
FEET IN TWO ADJACENT BUILDINGS IN THE HEART OF
HISTORIC DOWNTOWN FLAGSTAFF.

BUILDING 1 IS A RESIDENTIAL HOME AND IS
APPROXIMATELY 1,642 SQUARE FEET.

BUILDING 2 IS A 2,958 SQUARE FOOT
OFFICE BUILDING.

LOTS OF PARKING!

SUITABLE FOR PROFESSIONAL OFFICE. POSSIBLE
MULTI-FAMILY DUE TO ZONING.



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INFORMATION



ADDRESS 611 N LEROUX ST. FLAGSTAFF, AZ 86001

PRICE \$743,000

TERMS CASH, CASH TO NEW LOAN

PRICE PER SQ FT \$161.52

LOT SIZE .24 ACRES

2013 TAXES \$7,192

ZONING HR (HIGH DENSITY RESIDENTIAL)

PARCEL NUMBER 101-08-020

PROPERTY TYPE COMMERCIAL/RESIDENTIAL

NO. BUILDINGS 2

COUNTY COCONINO

UTILITIES CABLE TV, WATER, ELECTRICITY, SEWER, TELEPHONE



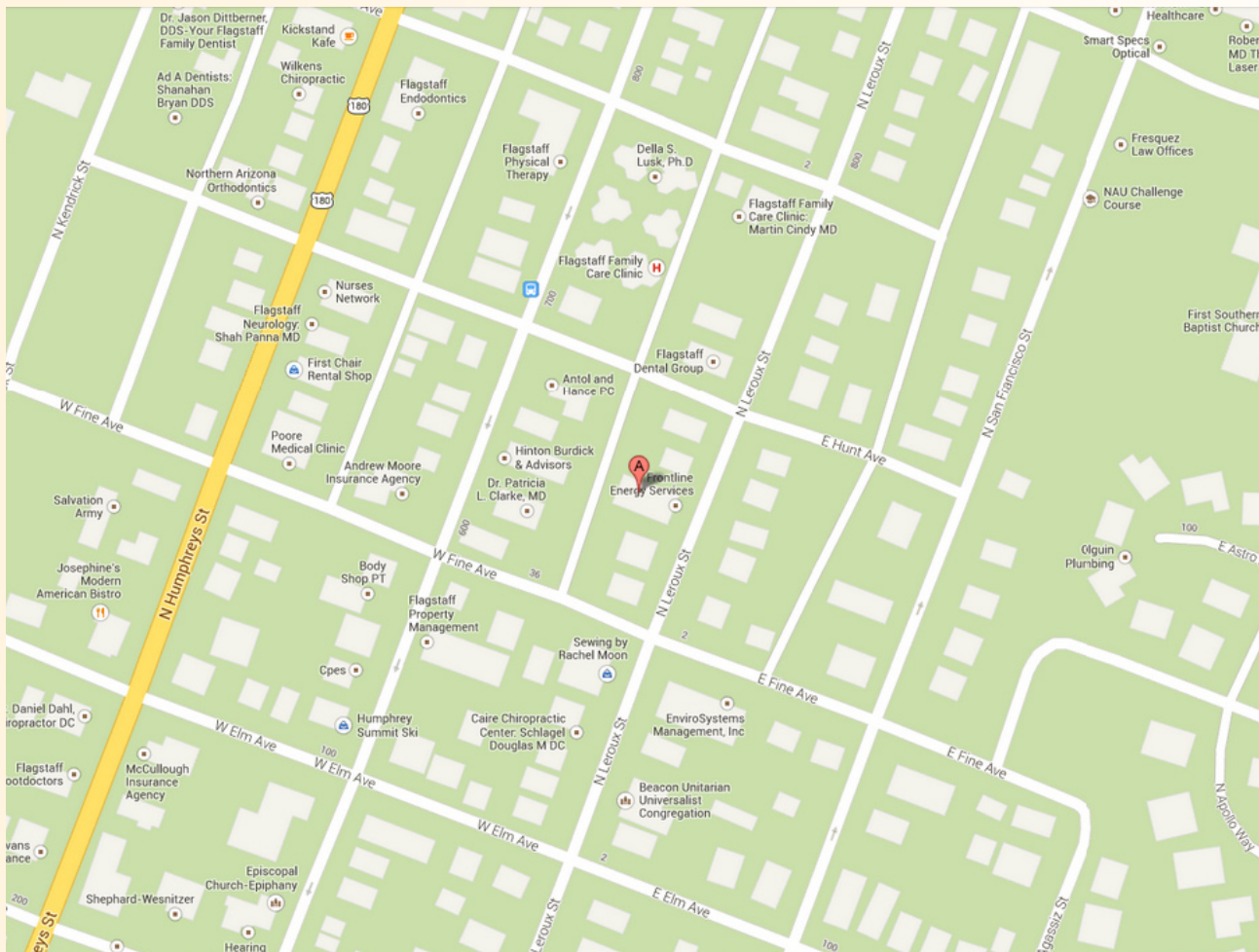
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LOCATION



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AERIAL VIEW



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PARCEL VIEW



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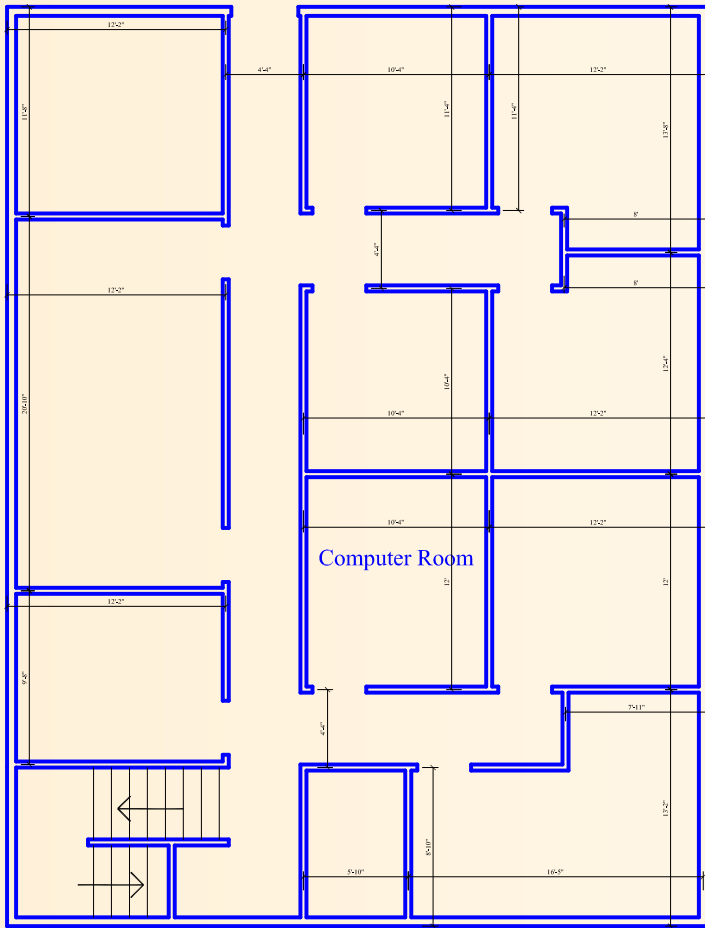
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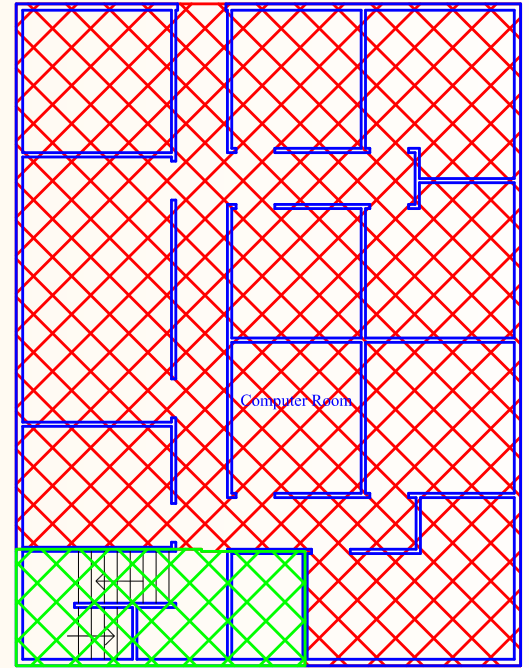
BUILDING LAYOUT

UPSTAIRS



1810 SQ'

220 SQ'



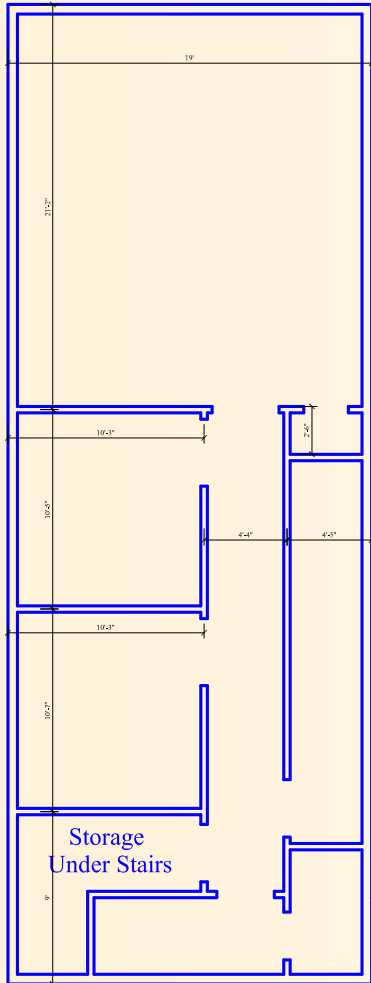
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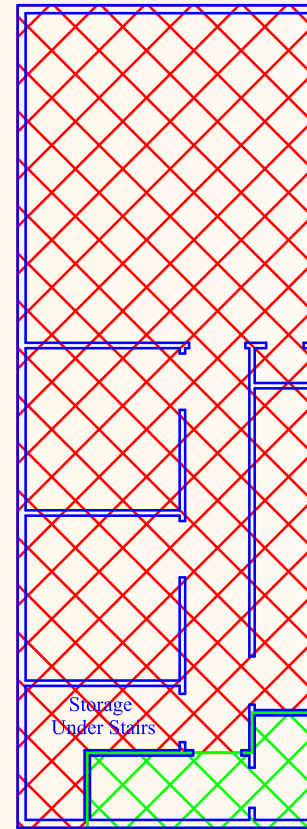
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BUILDING LAYOUT



DOWNSTAIRS



905
SQ'

80
SQ'



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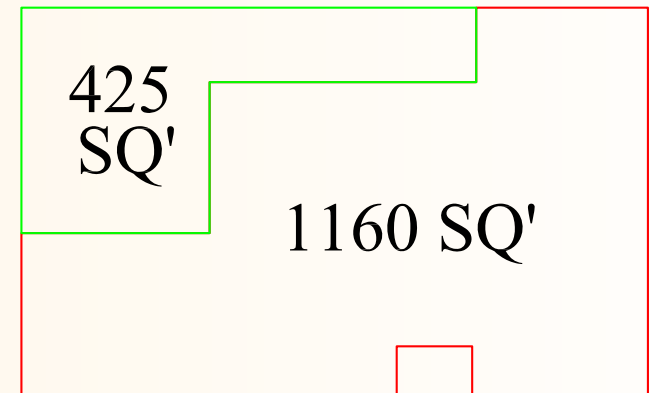
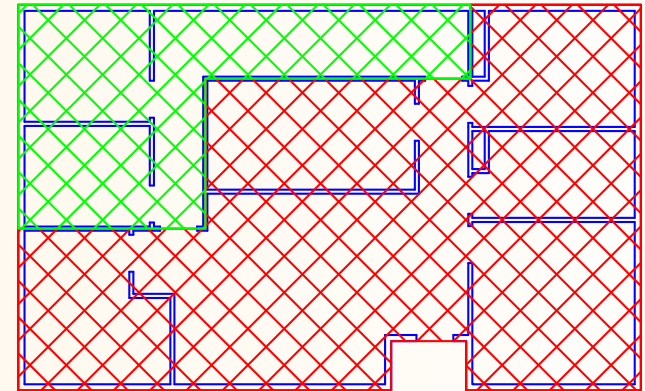
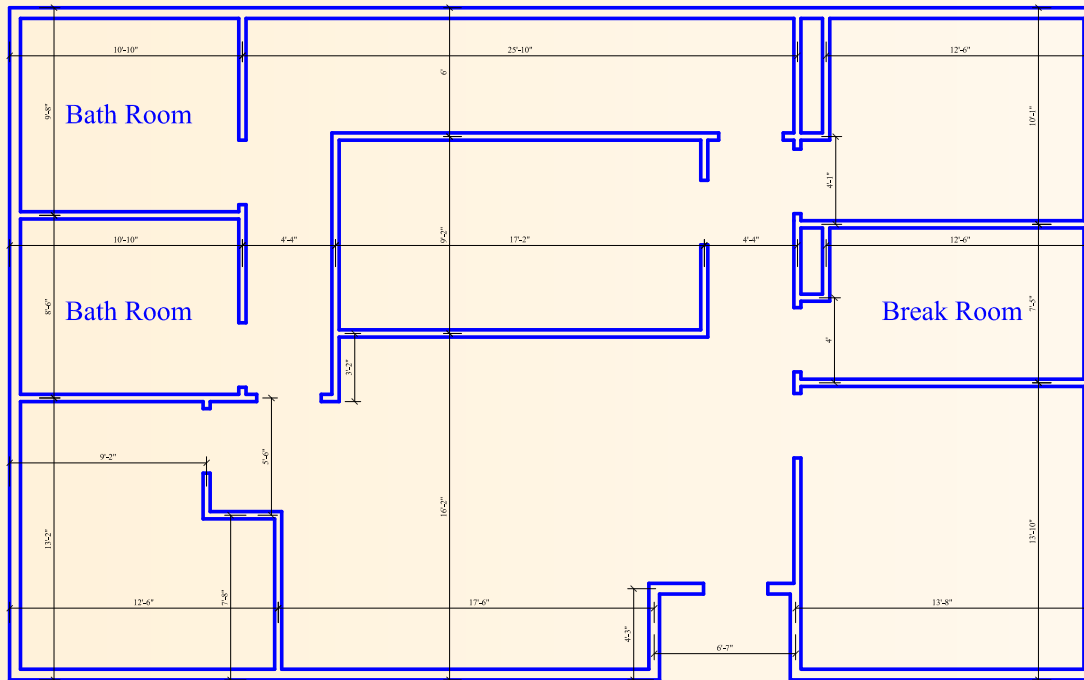
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BUILDING LAYOUT

FRONT



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COMMUNITY PROFILE

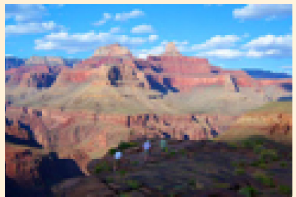
FLAGSTAFF IS AN ATTRACTIVE AND VIBRANT CITY OF 65,000 PEOPLE THAT SERVES AS THE GEOGRAPHICAL, RETAIL, LEGAL, MEDICAL, CULTURAL AND RECREATIONAL CENTER OF NORTHERN ARIZONA.

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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