

# 3 DOWNTOWN COMMERCIAL BUILDINGS FLAGSTAFF, ARIZONA 86001

109 E. PHOENIX AVE  
30 S. SAN FRANCISCO ST.  
26 S. SAN FRANCISCO ST.

**\$2,100,000**

[WWW.DAVINCIREALTY.COM](http://WWW.DAVINCIREALTY.COM)



COMMERCIAL  
INVESTMENTS



EXCLUSIVELY OFFERED BY DA VINCI REALTY, LLC

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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

South San Francisco St., E. Phoenix Ave.  
Southside/Downtown

## PROPERTY DESCRIPTION

Three commercial spaces located in the Southside of Historic Downtown Flagstaff with excellent exposure, tremendous street traffic and two blocks from Northern Arizona University. Current uses are Restaurant, Retail, Lounge and approx. 1,800 sq.ft. of storage space. Owner will consider lot split.



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# INFORMATION

PRICE \$2,100,000

TERMS Cash, Cash to New Loan

LEASE TERMS All leases expire by mid 2016

BUILDING SIZE 9,132 sq. ft.

LOT SIZE .33 Acres

2015 TAXES \$9,649.76

ZONING CC (Community Commercial)

PARCEL NUMBERS 104-01-091

PROPERTY TYPE Retail/Restaurant

PROPERTY SUB-TYPE Storage/Warehouse

COUNTY Coconino

UTILITIES Cable TV, Water, Sewer, Electricity, Telephone, Gas



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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.



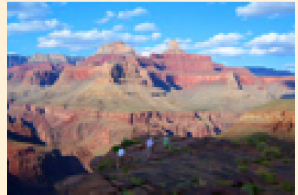
IT IS SURROUNDED BY NATIONAL FORESTS AND SITS AT THE FOOT OF ARIZONA'S HIGHEST MOUNTAIN, 12,634-FOOT HUMPHREY'S PEAK, WHICH PROVIDES A WONDERFUL BACKDROP.



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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