



431 S SAN FRANCISCO STREET, FLAGSTAFF | ARIZONA

## Commercial Space available near Northern Arizona University

This commercial space is available in the heart of the historic district, situated close to Northern Arizona University. Past uses have included an art gallery, tattoo studio, and office space. Notably, the space features two large, mobile demising walls, enhancing its flexibility. This 1,500-square-foot ground-floor unit shares an entryway, outdoor patio, and bathroom facilities with one other commercial tenant. Street parking is available. This location presents a unique opportunity to be at the center of activity at the north end of the University and is available for immediate occupancy.

\$2,500  
per month  
Modified  
Gross Lease

### Contact:

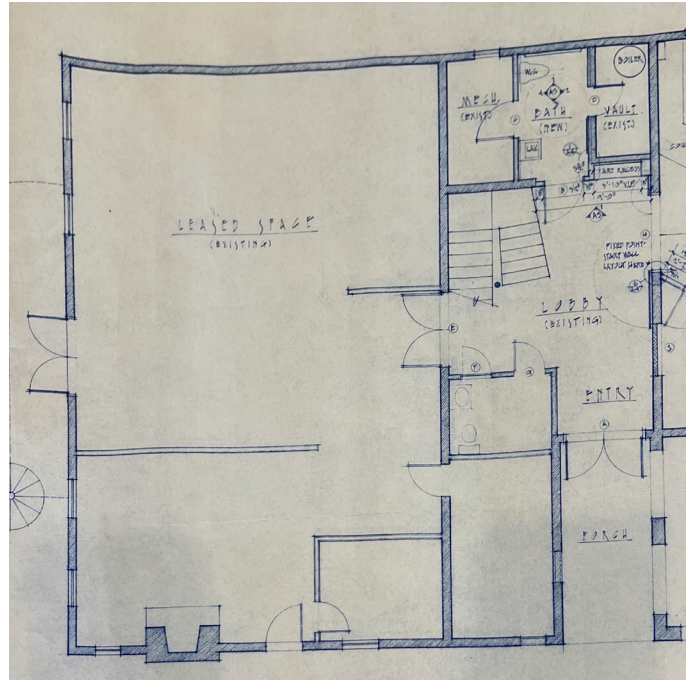
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 **KELLY & CALL**  
**COMMERCIAL**  
Real Estate and Business Brokerage

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## Modified Gross Lease Terms

- Rental Area: 1,500 SF
- Base Rate: \$2,500 per month (\$20 per SF annually)
- 24% of the shared natural gas, water, and sewer bills
- 10% of the APS bills
- Available immediately