

1071 W. Route 66, Flagstaff | AZ

Excellent Location for Food, Retail, or Office Site Sale, Lease or Build to Suit

Available one acre parcel located in the highest growth area for commercial and residential development in Flagstaff. Ideally situated between Flagstaff's major corridors of Route 66 and Milton Road.



Kelly & Call Commercial 1150 N. San Francisco Street Flagstaff, AZ 86001

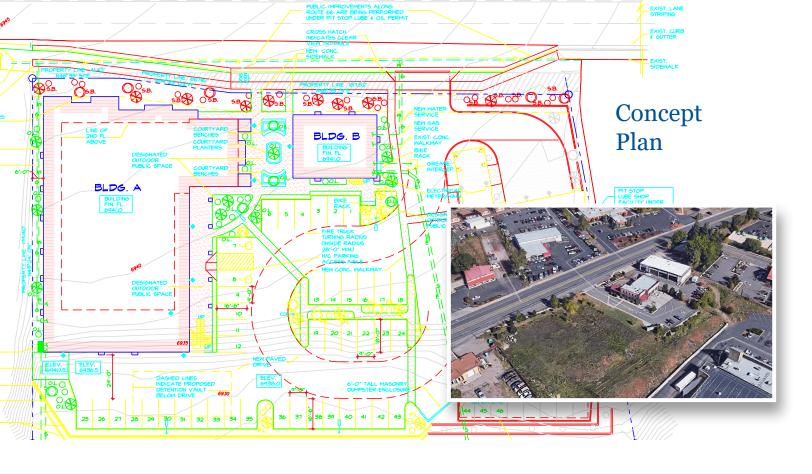
Phone: 928 440 5450

Sale Price: \$2,500,000

Contact:

DENNIS KELLY
Principal
928 440 5450
Dennis@KellyandCall.com

KEVIN B. CALL, CPA
Principal
928 440 5450
Kevin@KellyandCall.com



Details

Price	\$2,500,000
Lot Size	1 acre
Zoning	Highway Commercial
Lot Improvements	Utilities stubbed, turn lane installed, curb, gutter, sidewalk
Proposed Improvements	1,600 SF restaurant 17,000 SF two story retail/office 46 parking spaces

KellyandCall.com



1071 W. Route 66, Flagstaff | AZ

Vacant parcel with some off-site improvements. New student housing complex (±750 beds) construction completed across the street, brings commercial focus to the area and property.

Excellent build-to-suit in growth corridor to major new residential growth area. Available for immediate design and construction. Concept plan available.

Features

- 23,000 VTD with anticipated rapid increase
- Prime retail/commercial site on West Route 66
- Investor will build-to-suit retail, commercial food or professional buildings
- Excellent location in high-traffic and quickly expanding area

- Perfect for automotive interests or food service
- Excellent food service with drive-thru
- Good traffic corridor between residential and business districts
- Close to Northern Arizona University and downtown Flagstaff

This document has been prepared by Kelly & Call Commercial for advertising and general information only. Kelly & Call Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Kelly & Call Commercial excludes undequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Kelly & Call Commercial and/or its licensor(s).





Contact:

Dennis Kelly Principal 928 440 5450

928 440 5450 Dennis@KellyandCall.com Kevin B. Call, CPA Principal 928 440 5450 Kevin@KellyandCall.com

