



2120 S. MILTON ROAD, FLAGSTAFF | ARIZONA

Highly Desirable Retail Or Food Service Property On Milton Road Corridor

A rare free-standing retail or food service building on South Milton Road. Formerly used as fuel facility and convenience store, this unique building with frontage on Milton Road and just one block from Northern Arizona University is truly a rare find in Flagstaff. Building potentials could be food service, retail, professional office, highway commercial, etc.



Kelly & Call Commercial
1150 N. San Francisco Street
Flagstaff, AZ 86001
Phone: 928 440 5450

For Lease:
\$6,500/mo.
NNN

Contact:

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Details

| | |
|-----------------|--|
| Rental Price | \$6,500/mo. NNN |
| Building Size | 1,929 SF |
| Land Area | 16,760 SF |
| Zoning | Commercial Service |
| Assessor Parcel | #103-24-009 |
| Construction | Block |
| Roof | Built-up asphalt |
| Age | Built 1988 |
| Parking | New concrete, ample parking, unstriped |
| Access | Curb cut on Milton Road/ US Highway 180 |
| Frontage | ± 112' of frontage on Milton Road ± 149' feet deep |
| Utilities | Electric: Arizona Public Service Gas: Unisource Water/sewer: City of Flagstaff |

Interior Description

Convenience store configuration with central POS, large cold cases, large general sales area and two (2) ADA restrooms.

Surrounding Uses

- Food Service (sit-down & fast food)
- Retail
- Hotel
- Student Housing
- Multi-Family Housing
- Shopping Center
- Various Small Industrial Users

Economic Drivers

- Northern Arizona University
- Frontage on Interstate 17/US Highway 180
- Principal Access to Grand Canyon National Park
- Main access to Arizona Snow Bowl
- Highly Visible
- Hard Stop Light Ingress/Egress

2120 S. Milton Road, Flagstaff | Arizona



Right at the Entrance to Flagstaff's Busiest Commercial District

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

People come from all over the state, country and world to visit Flagstaff and the area's famous landmarks. Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The four million visitors a year and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life.

This ever growing resort type community provides steady clientele for retail or food service enterprises.

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Interior build-out

Contact Us:

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Real Estate and Business Brokerage

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