



912 N. BEAVER STREET, FLAGSTAFF | AZ

Versatile Investment Opportunity

1,418 SF livable/office space with 1,400 SF detached garage

For Sale:
\$810,000



CONTACT:

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Kelly & Call Commercial
1600 W. University Avenue
Suite 218
Flagstaff, Arizona 86001



Exceptional Investment Property Near FMC

Presenting an exceptional opportunity, this unique Community Commercial property at 912 N. Beaver St. is now available for purchase. Its zoning permits both residential and commercial utilization, making it a versatile investment. Previously housing Custom Sight and Sound for over 15 years, this property has proven conducive to successful business operations. Boasting a 1,418 square foot livable/office space and a sizable 1,400 square foot garage, it offers ample room for expansion or adaptation to various business or residential needs. Convenient pull-through parking and

access to a paved alley ensure easy traffic flow, enhancing accessibility for customers or residents alike.

Positioned just a quarter block away from Flagstaff Medical Center, the property holds potential as a medical facility or a home/office space for traveling nurses. The property also has potential as a short-term rental. Whether you're seeking a new location for your business or a combined work/home setup, this property offers an ideal solution. Don't miss out on this prime opportunity to establish or upgrade your business presence in a highly desirable location.

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Property Features

Building Size	1,418 SF home/office, with 1,400 SF garage
Lot Size	6,670 SF
Zoning	Community Commercial (CC) This zoning allows for residential uses in addition to commercial uses
Assessor Parcel	#101-02-018
Property Taxes	\$4,360.78 (2023)
Age	Built 1941
Parking	Five on-site parking spaces
Access	Excellent access from Beaver St. to the paved alley way for clean pull through traffic



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Interior of 912 N. Beaver St. with 1,418 square feet of livable/office space and sizeable 1,400 square feet of detached garage

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