



1061 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.



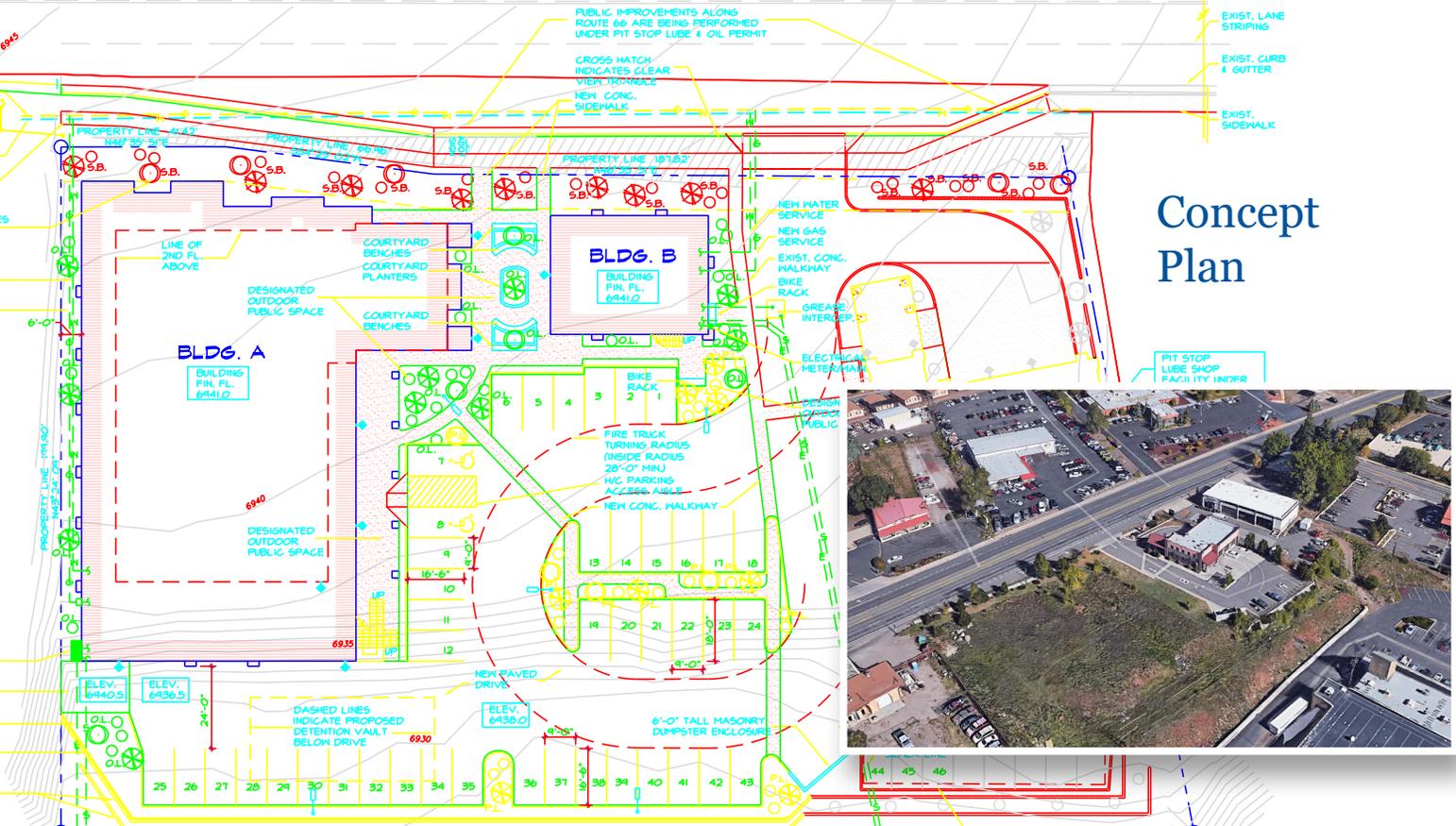
Kelly & Call Commercial
1150 N. San Francisco Street
Flagstaff, AZ 86001
Phone: 928 440 5450

Sale Price:
\$2,500,000

Contact:

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

ROB GERLAK
Principal
928 440 5450
Rob@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

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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.

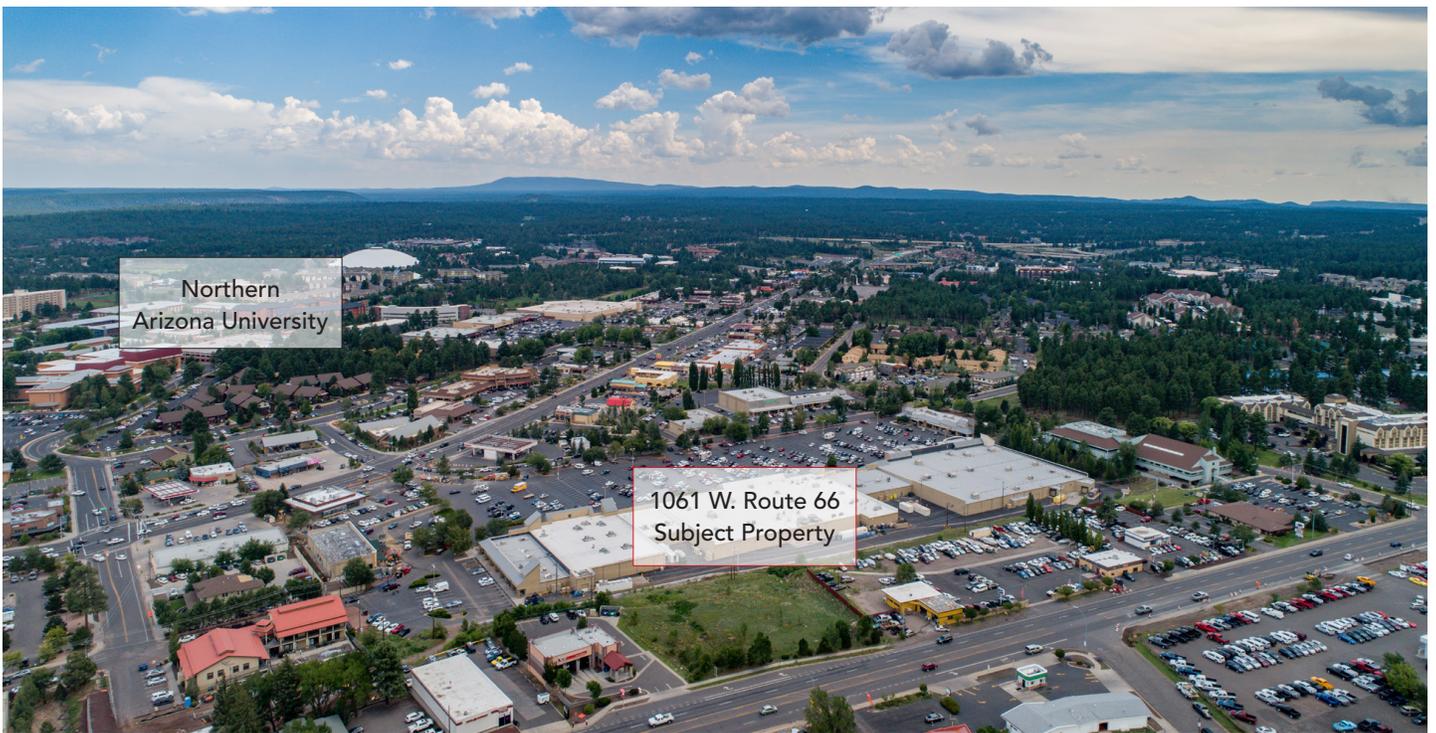
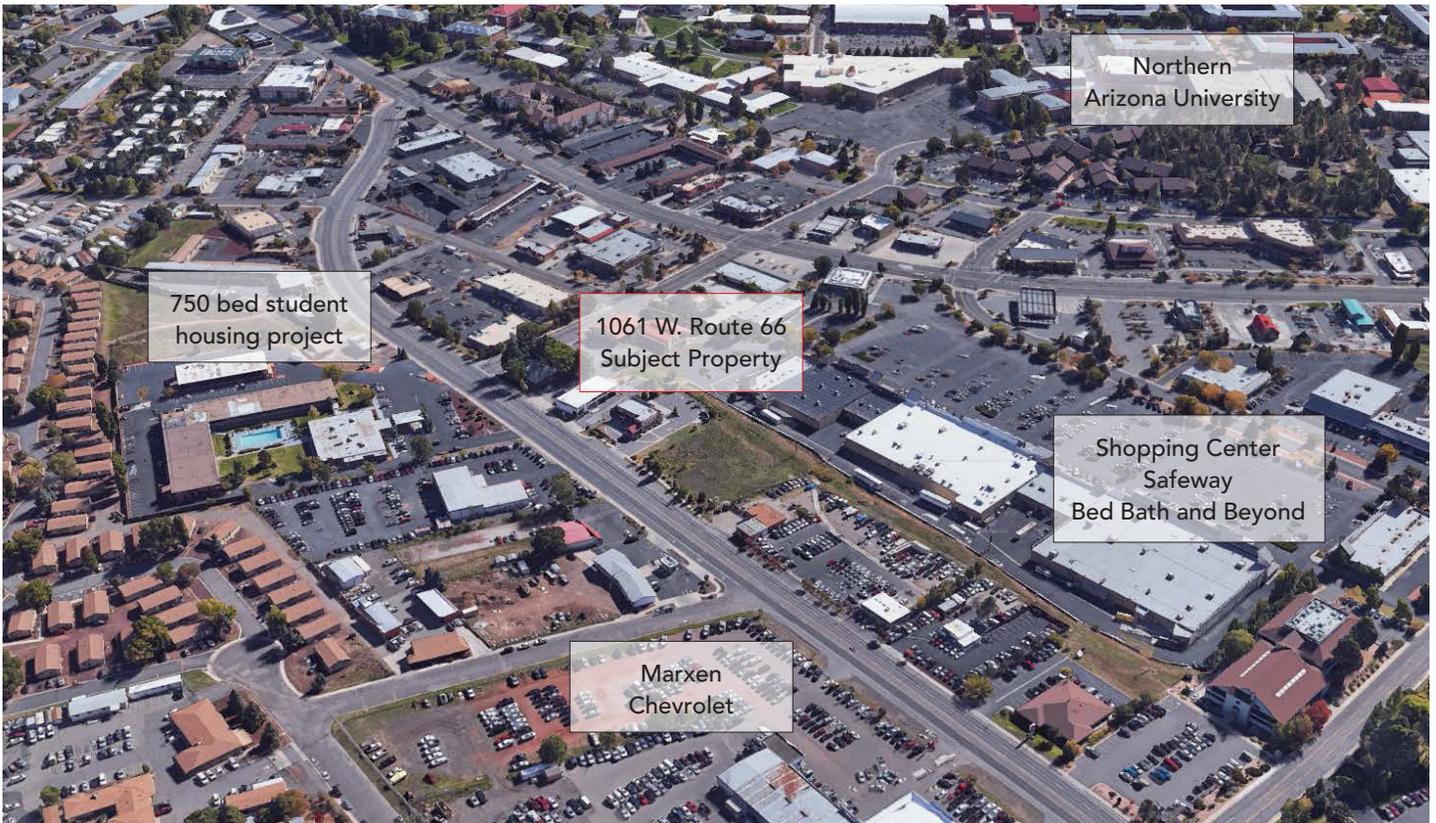
Features

- 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

KellyandCall.com



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Kevin B. Call, CPA
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Principal
928 440 5450
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Rob Gerlak
Principal
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