

# SALE

## PRIME HIGH-DENSITY RESIDENTIAL DEVELOPMENT OPPORTUNITY

102/106/110/112 South O'Leary Street Flagstaff, AZ 86001



**SALE PRICE**

**\$1,500,000**

**Darien Degher**  
(928) 607-3749

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### CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.





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### PROPERTY DESCRIPTION

Nestled in the heart of Flagstaff's storied southside district, this rare offering comprises three improved contiguous parcels totaling .58 acres, each zoned for high-density residential for conjoined development. This is a once-in-a-generation opportunity to shape the future of a vibrant, established neighborhood known for its architectural charm, community spirit, and proximity to urban amenities. With the emphasis of value on the land not the existing improvements, this property is primed and penciling for a multitude of residential projects—whether you're envisioning modern townhomes, luxury apartments, an innovative multi-family complex, or simply a repurpose and redesign of the existing structures. The generous footprint allows for creative site planning and maximizes density, one that could preserve the community feel and at the same time modernize into a new era. Whether you're a seasoned developer, a strategic investor, or someone with a vision to create housing that honors the area's history while embracing its dynamic future, this property delivers the flexibility and promise you need by adding an income-generating asset with flexibility of design. As a childhood home for the Sellers, above all this property provides a welcoming sense of continuity and an opportunity to write the next chapter of joyous memories.

### LOCATION DESCRIPTION

Discover this quintessential Flagstaff residential neighborhood, ripe for re-development. Situated in the heart of Flagstaff, this area offers a rare, buildable high-density footprint. With Northern Arizona University campus just a few blocks away, this prime location is also minutes away from downtown Flagstaff, boasting a thriving arts and culture scene, diverse dining options, and outdoor recreational adventures. With its blend of natural beauty and urban amenities, the area presents an exciting opportunity for developers and investors seeking a foothold in this historic neighborhood.

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### OFFERING SUMMARY

Sale Price:	\$1,500,000
Number of Units:	5
Lot Size:	0.58 Acres
Building (s) Size:	6,327 SF (as-is, whereas)

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### SALE PRICE

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### LOCATION INFORMATION

Building Name	Prime High-Density Residential Development Opportunity
Street Address	102/106/110/112 South O'Leary Street
City, State, Zip	Flagstaff, AZ 86001
County	Coconino
Market	Northern Arizona
Sub-market	Southside Downtown Flagstaff
Cross-Streets	E. Cottage
Side of the Street	Southeast
Road Type	Paved
Market Type	Medium
Nearest Highway	Rte 66
Nearest Airport	Pulliam

### BUILDING INFORMATION

Building Size	6,327 SF
Occupancy %	0%
Number of Floors	1
Construction Status	Existing
Framing	Wood
Condition	Poor
Roof	Pitched, shingle
Free Standing	Yes
Number of Buildings	5
Walls	Drywall
Floor Coverings	Carpet; tile
Corridors	N/A
Foundation	Slab
Exterior Walls	Siding

### PROPERTY INFORMATION

Property Type	Multifamily
Property Subtype	Single Family Rental Portfolio
Zoning	HR
Lot Size	0.58 Acres
APN #	104-01-070, 104-01-069, 104-01-068
Corner Property	Yes
Amenities	Over .50 acres of buildable footprint. Homes to be sold as-is, whereas. Level, graded, city utilities.
Power	Yes

### PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

### UTILITIES & AMENITIES

Central HVAC	No
HVAC	N/A
Restrooms	Per unit
Landscaping	N/A
Gas / Propane	Yes

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### PROPERTY HIGHLIGHTS

- *Total Land Area: .58 acres across three separate parcels*
- *Collective improvements totaling approximately 6,327 SF (vacant; distressed condition)*
- *Zoning: High-density residential*
- *Utilities: All city services available including water, sewer, electricity, and high-speed internet*
- *Topography: Level site with mature shade trees throughout*
- *Frontage: Wide, street-facing lots with direct rear access*
- *Walkable to downtown entertainment and business centers*
- *Minutes from major transit arteries, including the Lone Tree Overpass under construction*
- *Blocks from Northern Arizona University*
- *Strong market growth in southside historic district*
- *Attractive sales market as well as premium rental rates with sustained low vacancy statistics*
- *The southside neighborhood is celebrated for its historic architecture and cultural legacy, with many homes and buildings dating back to the early 20th century.*
- *New developments are encouraged to reflect the area's character while incorporating sustainable and contemporary design elements.*
- *These parcels offer a unique canvas for a project that pays homage to tradition yet meets the housing needs of tomorrow's residents.*



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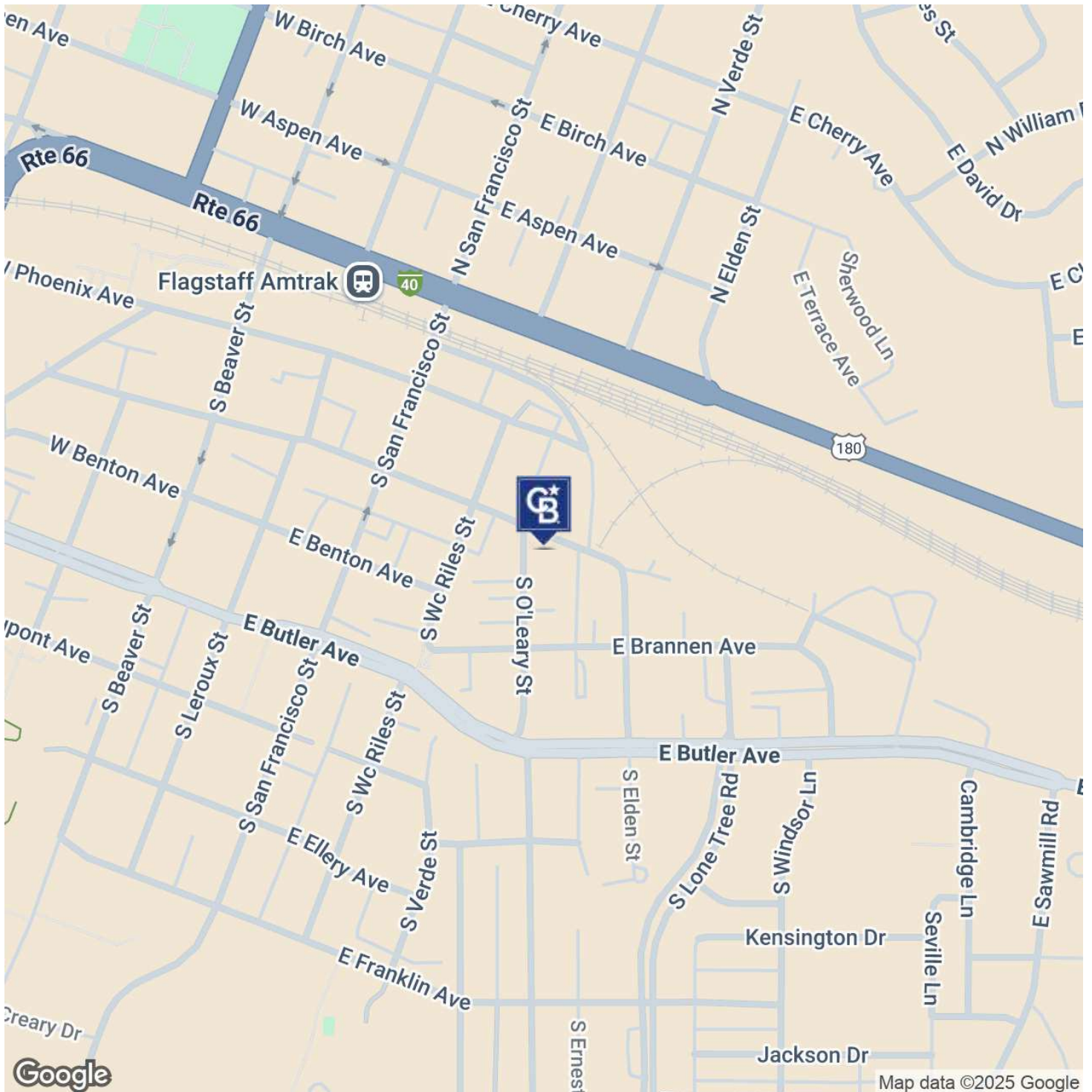
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### DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: (928) 607-3749 | Cell: (928) 607-3749

### PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

### EDUCATION

Northern Arizona University - B.A. International Affairs

### MEMBERSHIPS

Northern Arizona Association of Realtors

#### Northland

5200 E. Cortland Blvd, Suite D3  
Flagstaff, AZ 86004  
928.526.5309

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### WHY COLDWELL BANKER COMMERCIAL

**Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.**

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

# 3,334

Affiliated Professionals

Based upon sales professionals  
designated as commercial in dash as of  
12/31/24.

Presence in

# 158 OFFICES, 45 COUNTRIES

# OVER 18,400

Transactions

# \$7.67 BILLION

Sales Volume

# \$1.01 BILLION

Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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