



800 N. SWITZER CANYON DR., FLAGSTAFF | ARIZONA

# Excellent Location Near FMC Undeveloped Land for Sale

*3.35 acres with zoning for multi-family  
development*



Kelly & Call Commercial  
1600 W. University Avenue  
Suite 218  
Flagstaff, AZ 86001  
Phone: 928 440 5450

**For Sale:**  
**\$2,350,000**  
**3.35 Acre**

**Contact:**

**TREVOR CALL**  
Licensed Agent  
928 440 5450  
Trevor@KellyandCall.com



## Specifications

Land Area	3.35 Acres 145,926 SF
Assessor Parcel	101-28-005H
Zoning	High Density Residential
Utilities	Water/Sewer: City of Flagstaff Electrical: Arizona Public Service Natural Gas: Unisource Energy
Density	Bedrooms per acre 29 = 97 bedrooms by code

## 800 N. Switzer Canyon Drive, Flagstaff | AZ

Rare undeveloped land in the middle of the city with residential high density zoning. Excellent location with Flagstaff Medical Center, the largest medical facility in Northern Arizona, just a block away. Pine covered, excellent building site of approximately 65,000 SF. Access is already in place from shared driveway with neighbor to the north. Frontage on two highly recognizable streets.

### FEATURES

- Surrounding uses: apartments, single family homes, medical hospice, community recreation center.
- Economic drivers: proximity to regional hospital, city center location, two blocks from major grocery, located on major arterial streets.
- Frontage: 252 ft. on Turquoise Drive 357 ft. on Switzer Canyon Drive.
- Excellent access already developed through existing private and city streets.

### Contact:

Kevin B. Call, CPA

Principal

Designated Broker

928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

928 440 5450

Rob@KellyandCall.com

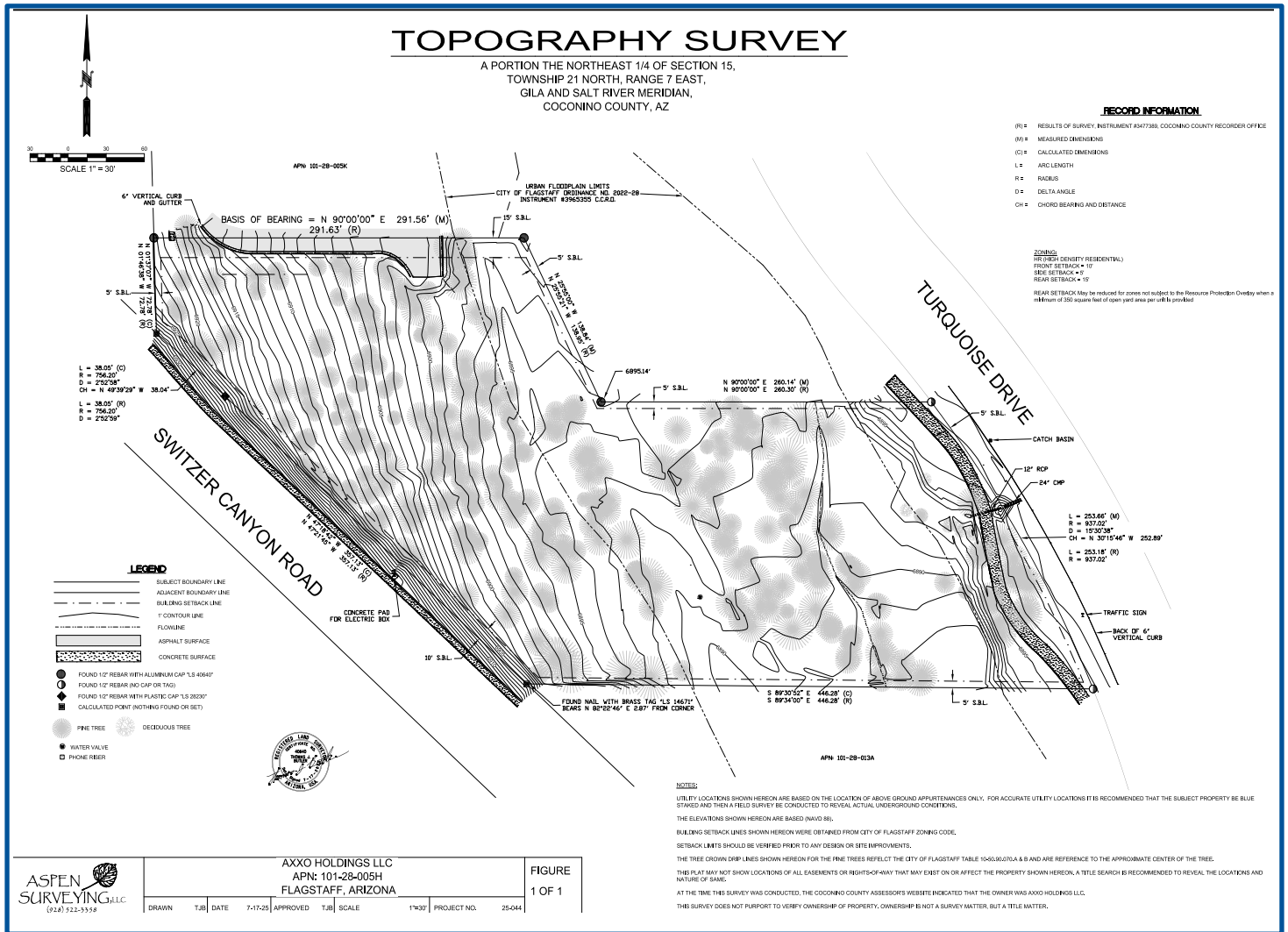
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**EXHIBIT 1**

**Rural Floodplain to Urban Floodplain**



500  
Feet

City of Flagstaff  
October 2022

Floodplain updated from rural to urban floodplain

Map Label	APN
1	101-01-020A
2	101-01-020B
3	101-28-005G
4	101-28-005K
5	101-28-005H
6	101-28-013A
7	101-28-013B
8	101-28-013D

