

Historic Route 66 Building For Sale

3404 EAST ROUTE 66
FLAGSTAFF, AZ 86004

HISTORIC BUILDING
FOR SALE | \$1,850,000

Exclusively Offered By:

Mark T. Belsanti, CCIM
928.779.3800
mark@davincirealty.com



da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com



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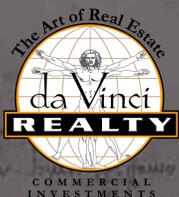
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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Property Overview

Iconic landmark listed on the National Register of Historic Places (NRHP). The Museum Club, affectionately known as “The Zoo,”. This storied venue stands along Historic Route 66 in Flagstaff, Arizona. Encompassing 4,777 SF on a Highway Commercial-zoned 1.42 acre parcel, the property delivers unparalleled visibility, historic charm, and strategic market positioning in one of Arizona’s most active trade corridors. Price includes trade name, FF&E, and historic signage . Purchase and be a part of history!

Constructed in 1931 as a taxidermy museum, the structure’s massive log architecture and rustic features have made it a destination saloon, dance hall, and live music venue—beloved for its Route 66 legacy and enduring cultural significance. Its regional draw, folklore, and vintage ambiance position it among Flagstaff’s most iconic properties.

Whether preserved or repositioned, this asset offers rare flexibility for an owner-user or investor seeking a standout opportunity. Potential uses include but are not limited to restaurant, bar, event space, brewery, or entertainment venue. See article here: https://azdailysun.com/news/local/museum-club-business-operations-added-to-property-sale-listing-price-reduced-to-2-2-million/article_c4a0e313-5731-40d1-a97b-15ba68d41b6c.html?utm_source=second-street&utm_medium=email&utm_campaign=azdailysunnewsalert&emailmd5=ebb52df29e:

Offering Summary

Sale Price:	\$1,850,000
Building Size:	4,777 SF
Lot Size:	1.42 Acres
Price / SF:	\$387.27
Year Built:	1929
Renovated:	1989
Zoning:	Highway Commercial
APN:	10806033D
Traffic Count:	26,034



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Parcel Map

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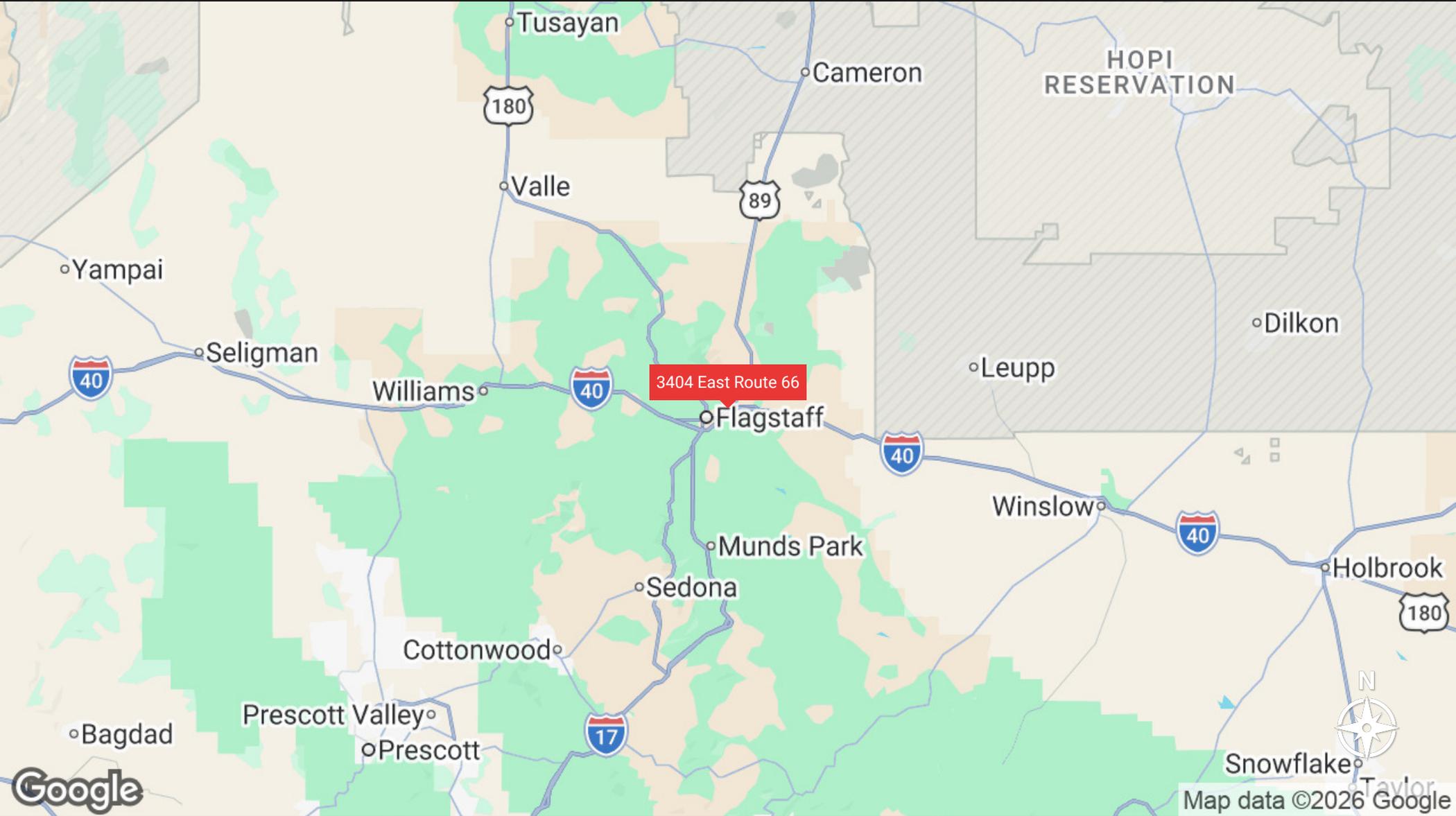


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Regional Map

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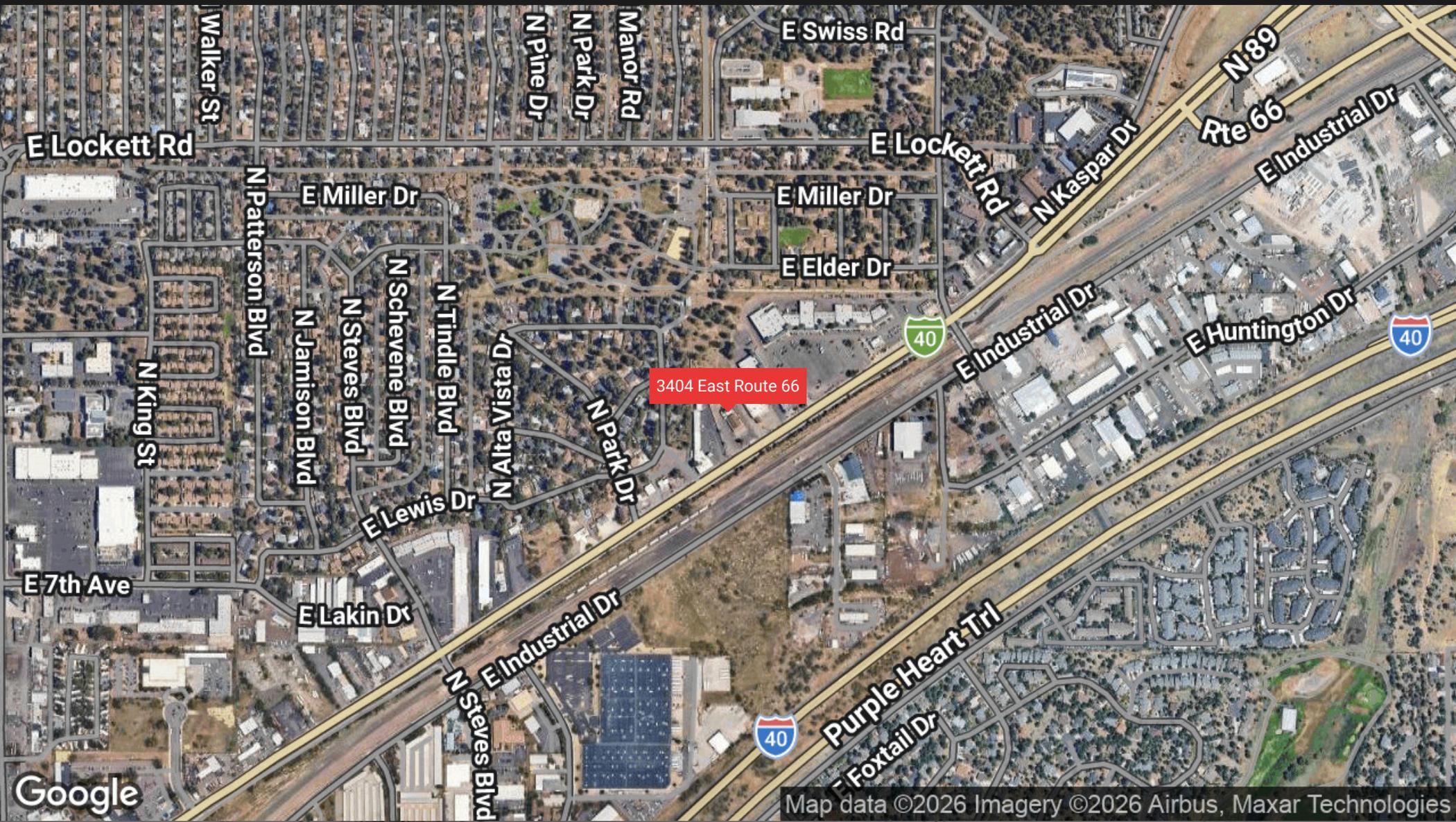


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Aerial Map

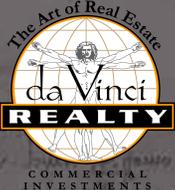
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3404 East Route 66

Google

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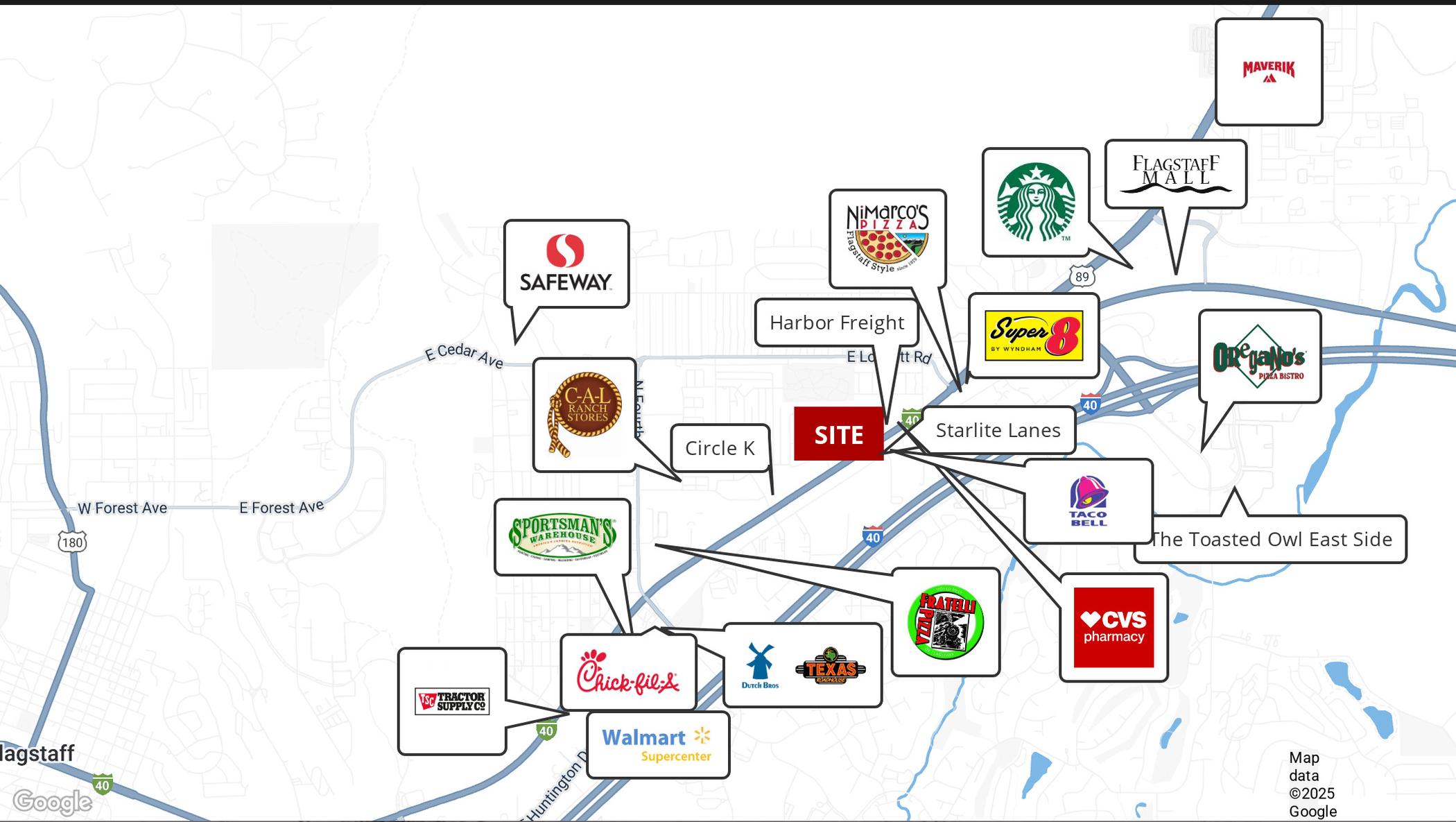


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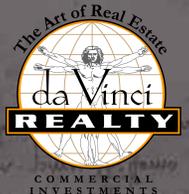


Retailer Map

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Map data ©2025 Google

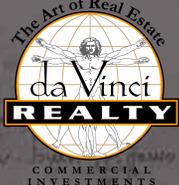
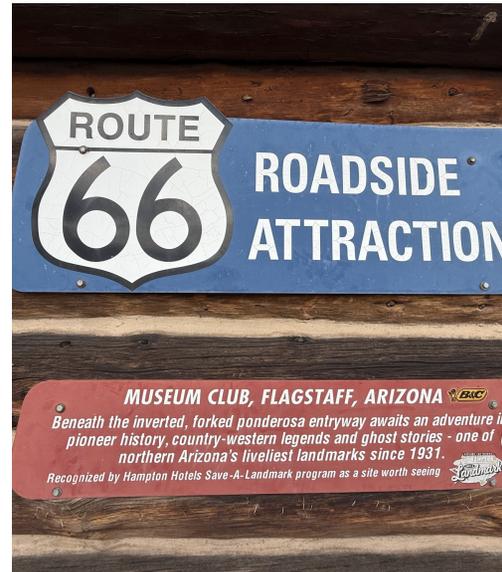


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Additional Photos

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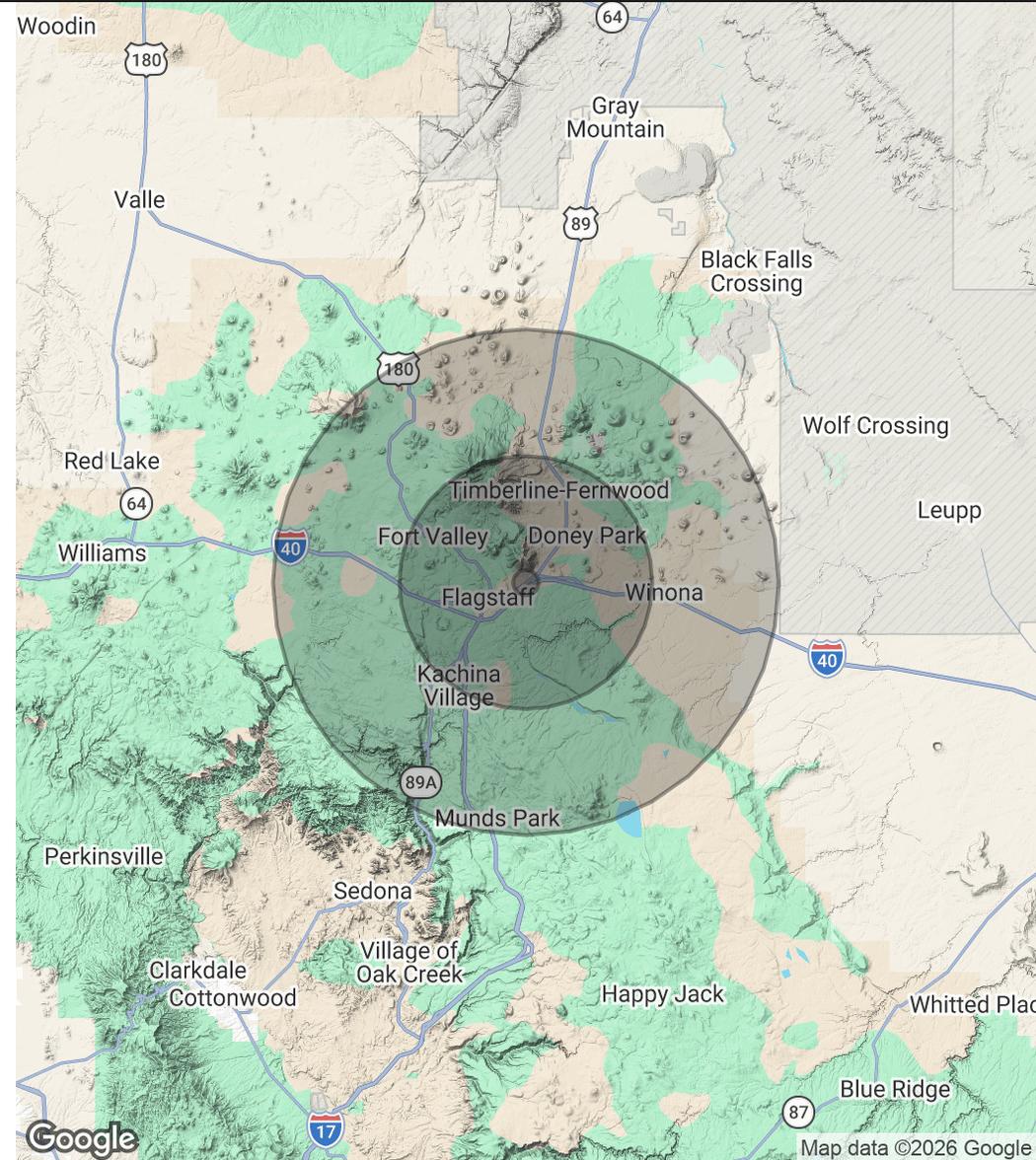
Demographics Map & Report

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Population	1 Mile	10 Miles	20 Miles
Total Population	10,022	93,382	98,253
Average Age	38	36	36
Average Age (Male)	37	35	36
Average Age (Female)	38	36	36

Households & Income	1 Mile	10 Miles	20 Miles
Total Households	3,638	33,465	35,468
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$113,679	\$99,854	\$101,681
Average House Value	\$541,146	\$589,563	\$590,872

Demographics data derived from AlphaMap



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Community Profile Flagstaff

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Flagstaff:

Flagstaff is an attractive and vibrant city with mid sized population that serves as the geographical, retail, legal, medical, cultural and recreational center of Northern Arizona. The population of the city includes the metropolitan area, too. It is the county seat of Coconino County. It is surrounded by national forests and sits at the foot of Arizona's highest mountain, 12,634-foot Humphrey's Peak, which provides a wonderful backdrop. Northern Arizona University is Flagstaff's pride and joy. The college students and those who come to visit the University bring a large amount of revenue to local businesses. Locals also enjoy attending NAU sporting events. At 7,000 feet, Flagstaff offers numerous year-round activities. In summer there is hiking and mountain biking in the cool air of the mountains. Winter brings plenty of snow with cross-country and downhill skiing. Three national monuments are nearby; Wupatki, Sunset Crater Volcano, and Walnut Canyon National Monuments. The Grand Canyon is only an hour away and numerous other tourism sites abound in the region. Flagstaff is conveniently located along I-40 and I-17 in the northern part of Arizona. It is 78 miles south of the Grand Canyon and 125 miles north of Phoenix.



Please visit flagstaff.az.gov to learn more about the City of Flagstaff.



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Owner/Agent - da Vinci Realty LLC

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Professional Background

Mark has been an active commercial real estate agent for over thirty years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

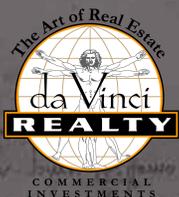
As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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