

# Rim Drive

1340 NORTH RIM DRIVE  
FLAGSTAFF, AZ 86001

**FOR SALE | \$799,000**

Exclusively Offered By:

**Mark T. Belsanti, CCIM**  
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**Mike Konefal**  
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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 Description

Introducing a prime investment/owner user opportunity at 1340 North Rim Drive, Flagstaff, AZ. This 2,491 SF building, constructed in 1982, presents a compelling prospect for office or medical investors. With its strategic location adjacent to Northern Arizona Healthcare (NAH) in Flagstaff, this asset offers a promising addition to any investor's portfolio.

## Location Description

Discover the allure of Flagstaff, AZ, a vibrant city renowned for its thriving business community and natural beauty. Located in close proximity to the property, Downtown Flagstaff offers an array of cultural attractions, dining establishments, and professional services. With the San Francisco Peaks nearby, outdoor enthusiasts and wellness-focused businesses can take advantage of the area's recreational offerings. Flagstaff's strong healthcare and education sectors, including Northern Arizona University and Flagstaff Medical Center, make it an ideal location for medical and office investors/users seeking a dynamic and supportive business environment. Embrace the potential of Rim Drive, where urban amenities meet the tranquility of nature.

## Interior Description

Medical office space consisting of waiting room, reception area, two nursing stations, four exam rooms, employer restroom, patient restroom, and three private offices.



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# Property Details & Highlights

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Building Name	Rim Drive
Property Type	Office
Property Subtype	Medical
APN	101-01-001M
Building Size	2,491 SF
Lot Size	0.07 Acres
Building Class	B
Year Built	1982
Net Operating Income (Projected)**	\$74,730
Cap Rate (Projected)**	9.35%

\*\* Net Operating Income and Cap Rate is projected using current medical office market rate of \$30/SF annually. Property is currently occupied by owner and will be vacated upon sale.



- Prime location adjacent to Flagstaff Medical Center (NAH)
- Built out medical office building
- Owner/User Opportunity
- 9.35% Projected Cap Rate
- Building located within small medical development complex



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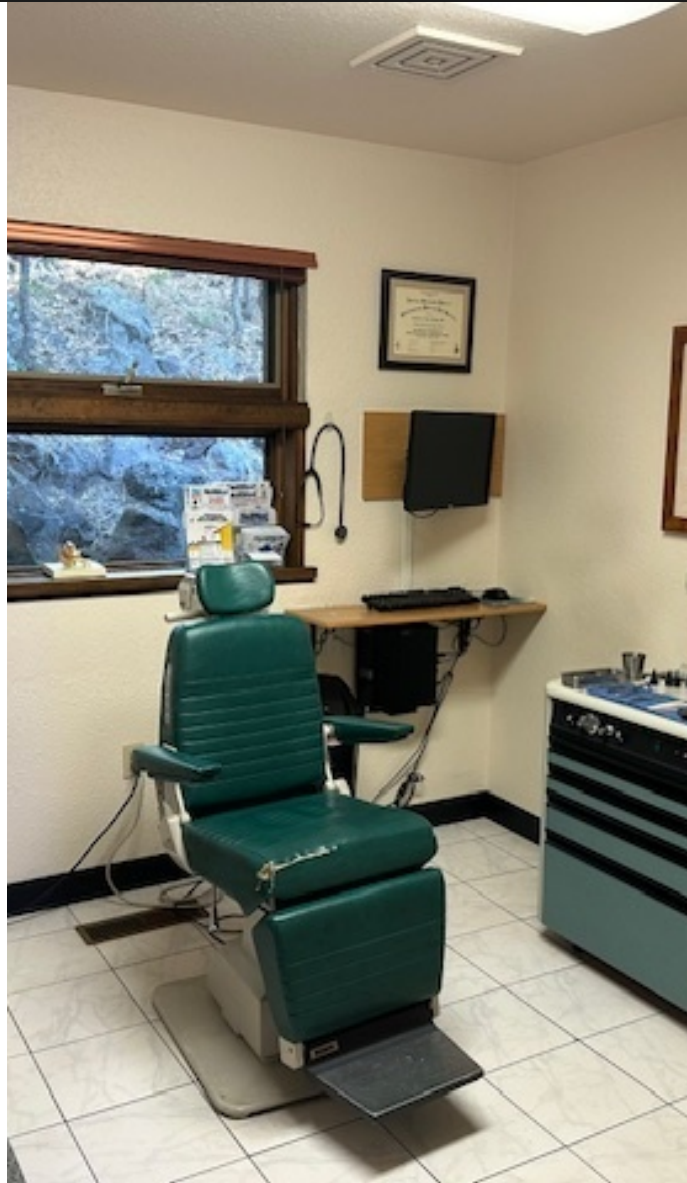
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# Additional Photos

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# Regional Map

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Google

Map data ©2024 Google



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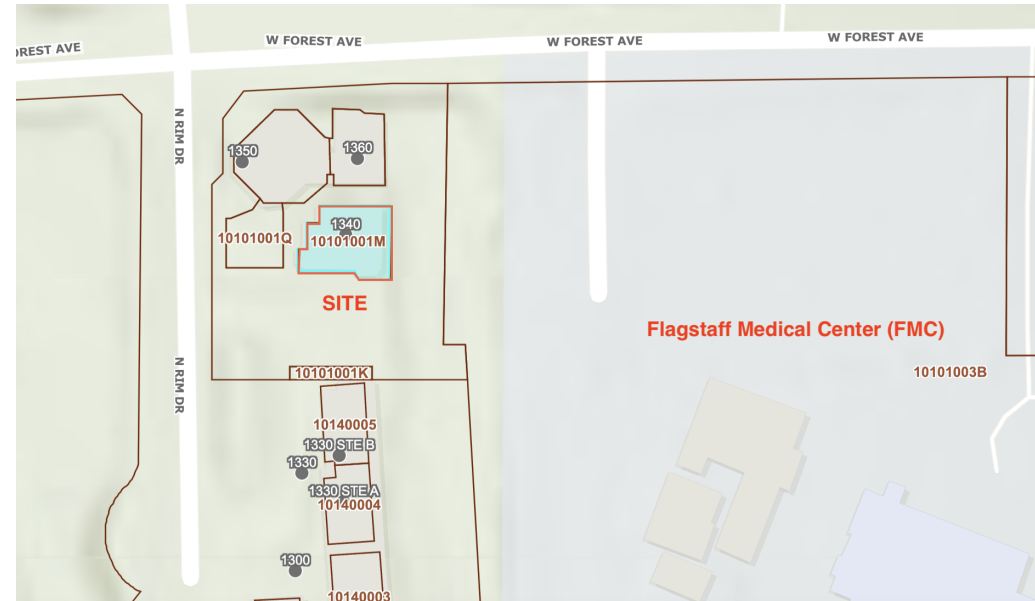
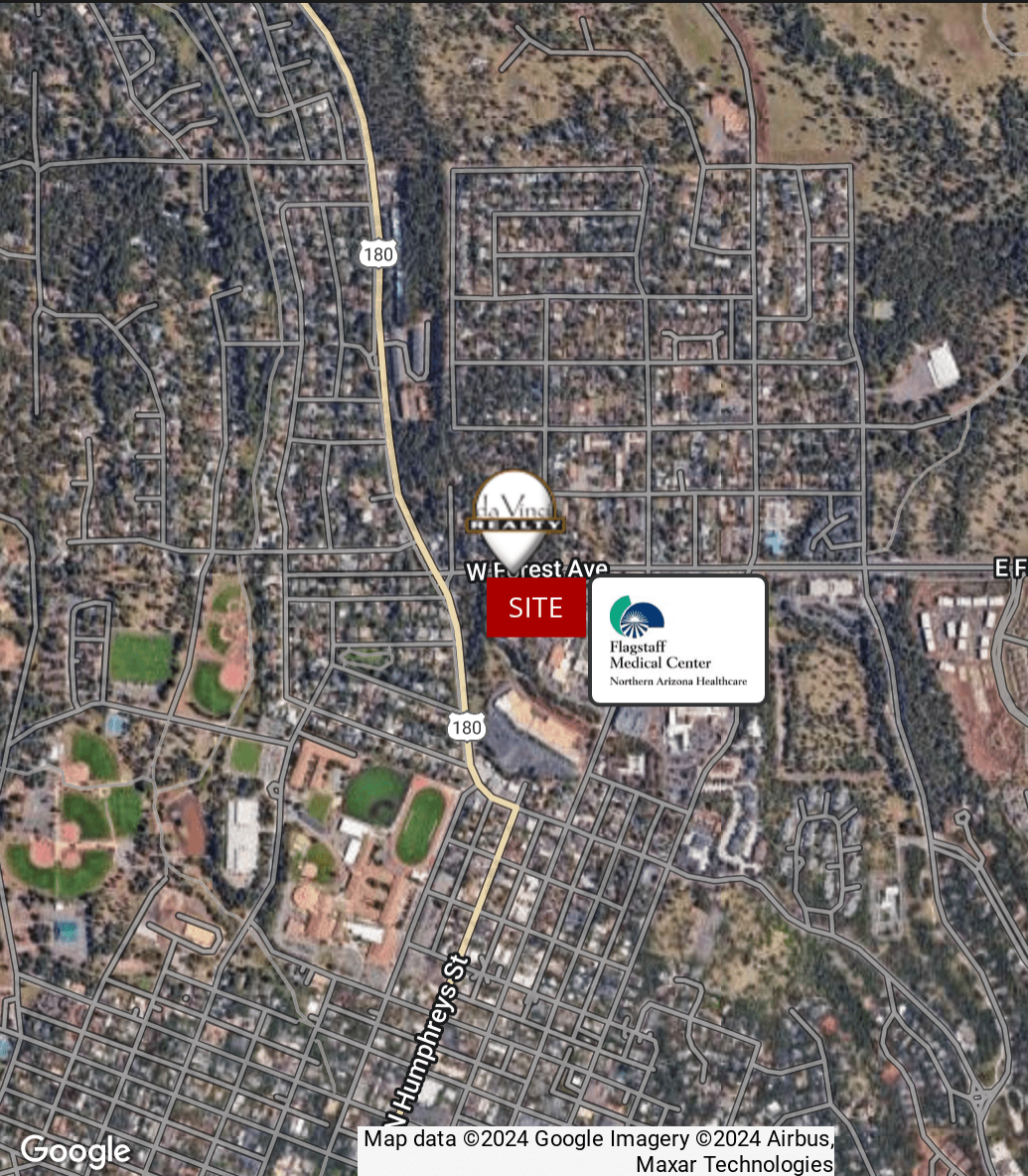
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# Aerial & Parcel Map

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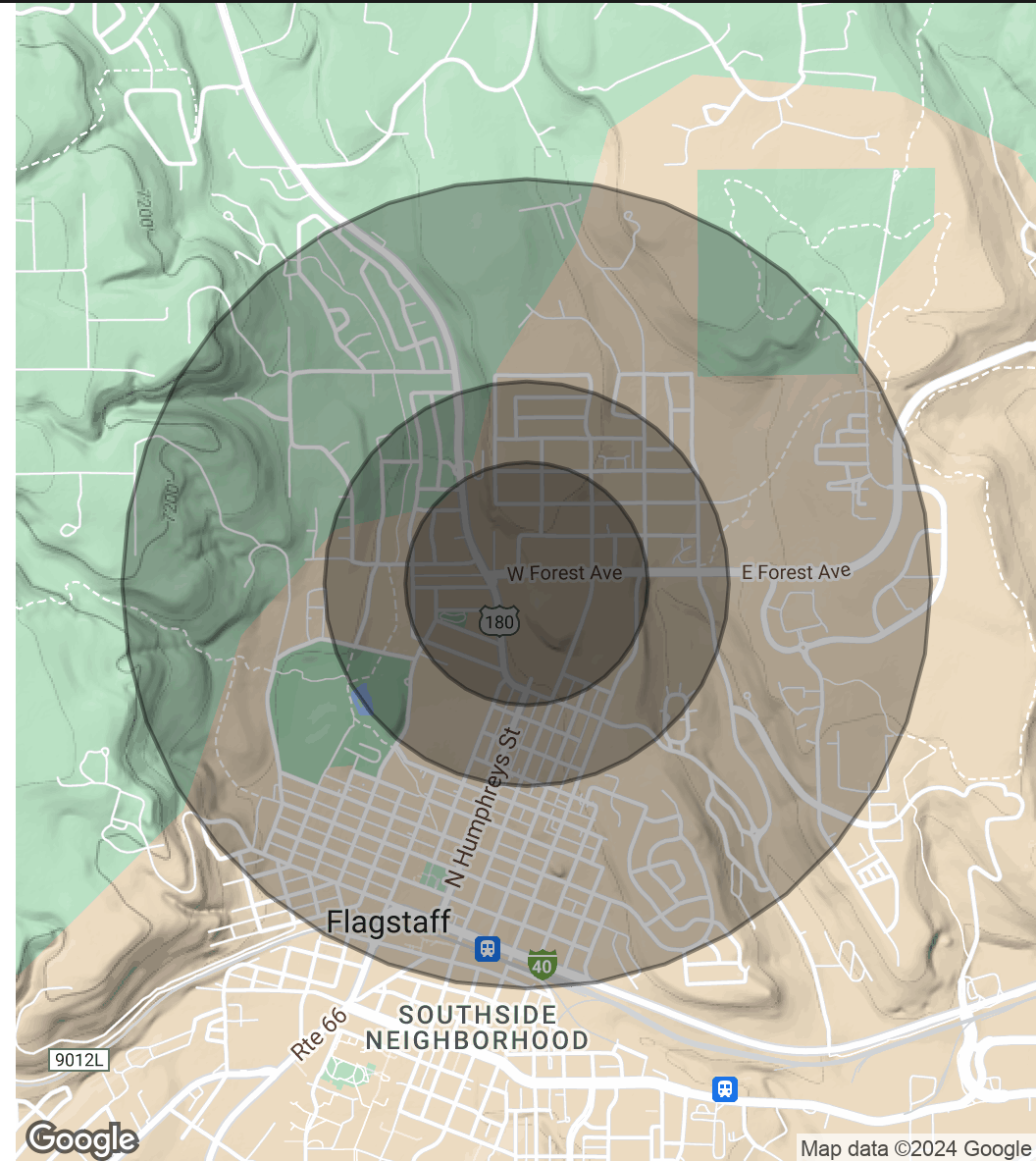
# Demographics Map & Report

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Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	701	2,631	7,071
Average Age	43	42	40
Average Age (Male)	41	41	39
Average Age (Female)	44	43	41

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	305	1,159	3,151
# of Persons per HH	2.3	2.3	2.2
Average HH Income	\$153,737	\$145,482	\$123,401
Average House Value	\$747,953	\$741,599	\$702,248

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 [flagstaffaz.gov](#) to learn more about the City of Flagstaff

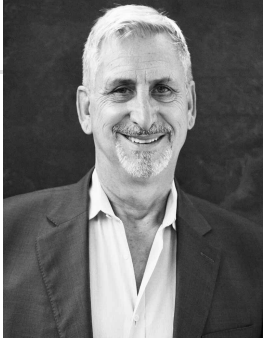


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## Mark T. Belsanti, CCIM

Owner/Agent - da Vinci Realty LLC

mark@davincirealty.com

Direct: 928.779.3800 | Cell: 928.254.1770

## Professional Background

Mark has been an active commercial real estate agent for over twenty-five 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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## Mike Konefal

Commercial Specialist

mike@davincirealty.com

Direct: 928.779.3800 | Cell: 928.853.3810

AZ #SA690466000

## Professional Background

As a CCIM Candidate Mike specializes in commercial real estate, offering comprehensive guidance in Arizona's dynamic market. Whether it's a strategic business property, sale, or lease, Mike's insights ensure clients make informed decisions.

Residing in Arizona since 1989 and a Northern Arizona University alum, Mike's entrepreneurial flair, showcased through ventures like RisingHy Specialty Sauces, complements his real estate expertise. Being fluent in Spanish also allows him to connect with a diverse clientele.

His approach is client-centric, focusing on their personalized needs. As an active member of real estate associations, Mike keeps abreast of market trends to offer clients the most effective solutions.

As a father and husband, his connections to Flagstaff run deep in community ties and he is dedicated to the client's success.

For expert guidance in Arizona's real estate please reach out, together we can achieve your real estate goals together.

You may reach Mike at [mike@davincirealty.com](mailto:mike@davincirealty.com) or 928.779.3800, ext 6.

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