



205 S. GABEL STREET, FLAGSTAFF | ARIZONA

Industrial Property in Prime Location

This exceptional Light Industrial development opportunity encompasses 5½ parcels totaling 1.11 acres. The property offers strategic positioning with future frontage on Lone Tree Road following the completion of the widening project.



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

For Sale:
1.11 Acres
Inquire for
Price

Contact:

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



Property Overview

Total Parcels: 5½ parcels
Zoning: Light Industrial
Total Area: Approximately 1.11 acres

Parcel Breakdown

Parcel 104-01-014A

- Size: 0.47 acres
- Improvements: Existing 5,400 sq ft office/warehouse building
- Status: Currently occupied with lease expiring April 1, 2026

Parcel 104-01-015

- Size: 0.16 acres
- Current Use: Gravel parking lot

Parcel 104-01-016A

- Size: 0.16 acres
- Current Use: Gravel parking lot

Parcel 104-01-020E

- Size: 0.06 acres
- Status: Vacant land (previous buildings demolished)

Parcel 104-01-019A

- Size: 0.07 acres
- Status: Vacant land (previous buildings demolished)

Portion of Parcel 104-01-018B

- Size: Approximately 0.19 acres (half of 0.37-acre parcel)
- Status: Vacant land designated for shared parking
- Note: This parcel will provide parking for both 205 S Gabel Street and 504 E Butler Avenue properties

Strategic Location Benefits

- Light Industrial zoning allows for diverse commercial and industrial uses
- Future frontage on Lone Tree Road upon completion of the road widening project
- Proximity to 504 E Butler Avenue property (available separately or as part of package)



Contact:

Kevin B. Call, CPA
Principal
Designated Broker
928 440 5450

Kevin@KellyandCall.com

Rob Gerlak
Principal
928 440 5450

Rob@KellyandCall.com

Trevor Call
Licensed Agent
928 440 5450

Trevor@KellyandCall.com

