



*Parcel boundaries approximate. Lot size appearance relative to oblique perspective.
Not for legal representation.*

1487 & 1551 SOUTH PLAZA WAY, FLAGSTAFF | AZ

Excellent Commercial Parcel Available for Purchase

 **KELLY & CALL**
COMMERCIAL
Real Estate and Business Brokerage

Kelly & Call Commercial
1150 N. San Francisco Street
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale
Asking Price:
\$3,200,000

Contact:

KEVIN B. CALL, CPA
Principal
928 440 5450
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The Property

This 4.21 acre parcel is positioned between Flagstaff's major corridors; West Route 66 and Milton Road. Nestled just off the bustling Milton Road, it offers a respite from heavy traffic while ensuring a steady flow of potential customers for a diverse range of commercial ventures.

Sitting prominently on the southwest corner of a well-trafficked four-way intersection, this property boasts proximity to Safeway Plaza shopping center, various medical facilities, and retail establishments. With its strategic location, this site is tailor-made for expanding retail, medical services, dining establishments, offices, or hospitality enterprises.

This wooded lot stands as one of the few remaining opportunities in this high-demand commercial district. It features excellent accessibility from all sides and is primed for development, already equipped with sidewalks, gutters, and comprehensive utility infrastructure on-site. Don't miss your chance to be part of Flagstaff's thriving business landscape at this prime location.

The Details

Location: Intersection of S. Plaza Way and S. Yale Street, Flagstaff, AZ

Price: \$3,200,000

Lot improvements:
Sidewalk and gutter on property

Zoning:
Light Industrial - 3.49 acres
Highway Commercial - .72 acres

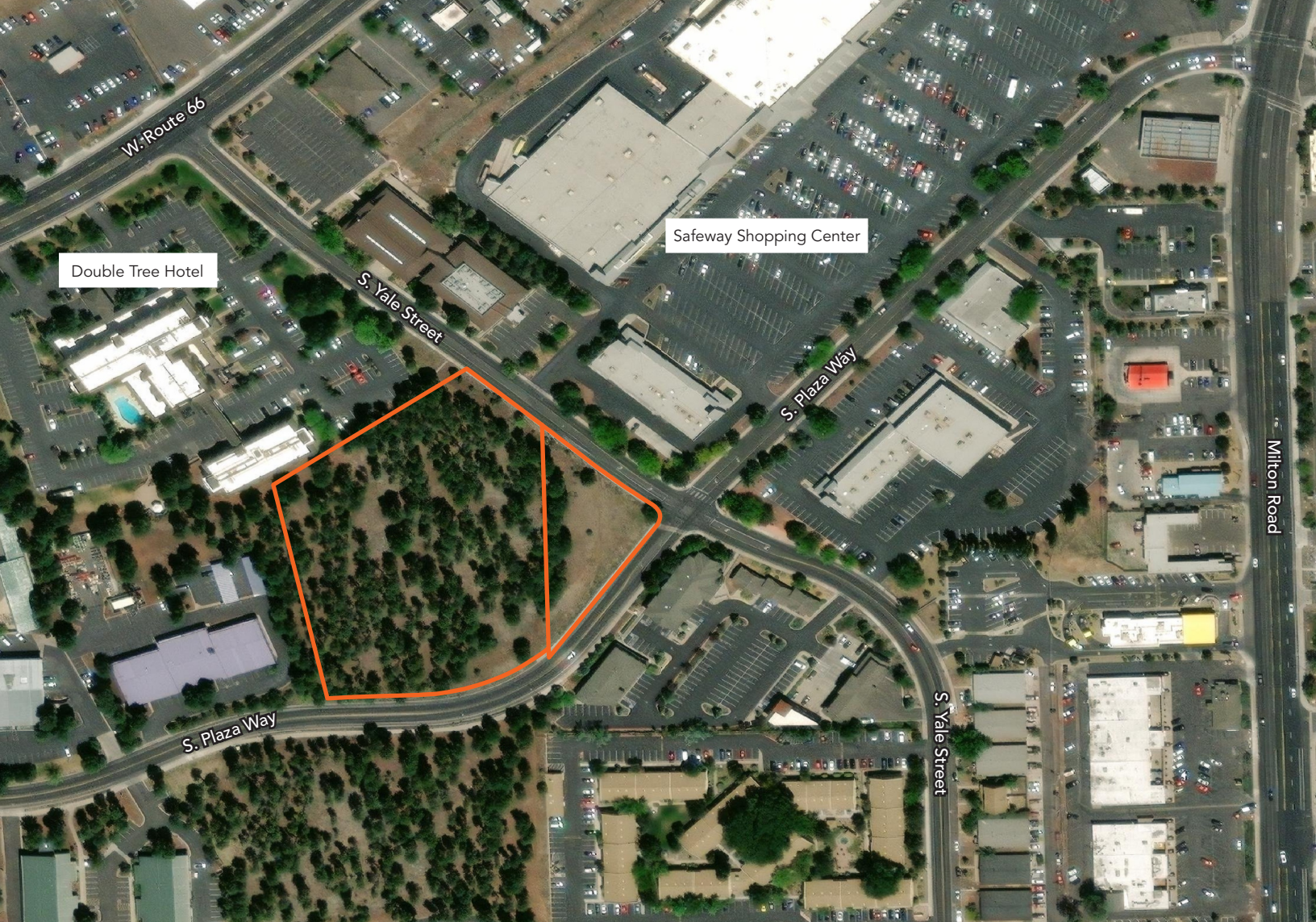
APN#: 112-24-005 3.49 acres

APN#: 103-20-065 .72 acres

Total acres available: 4.21 acres

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Excellent location near Flagstaff's major commercial traffic corridors





Market Overview: Flagstaff, Arizona

Flagstaff is located in Arizona's high country surrounded by the largest ponderosa pine forest in the world. Considered a tourist destination for all seasons, there is plenty of outdoor recreation with camping, hiking and biking trails, beautiful fall colors, and winter snow play and skiing. Taking advantage of the comfortable summer temperatures, Flagstaff has outdoor festivals from June through October, including the Museum of Northern Arizona Heritage Festivals focused on Native American and Latin cultures.

Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 73,319 and a metropolitan area population of 139,097.

The community is also a college town focused on quality education, research and professional development with almost 30,000 students attending Northern Arizona University and 10,000 students attending Coconino Community College.

In addition to tourism and education, Flagstaff has a strong science sector which includes Flagstaff Medical Center; a regional hospital and level 1 trauma facility, W.L. Gore medical products, and Lowell Observatory. Flagstaff is designated as the world's first Dark Sky City for its work in preservation of the night sky's natural resource.

This ever-growing resort type community, consisting of local families, vacation rentals, Northern Arizona's regional market and second homes from all walks of life, provides a strong customer base for commercial enterprises.



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