



218 S. San Francisco St. | Flagstaff, Arizona

FOR SALE \$549,000

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## 218 S. San Francisco St.

This piece of prime real estate is located on the N/E corner of San Francisco and Butler Avenue which is available for purchase at \$549,000. Butler Avenue has become a main thoroughfare between the very popular Route 66 and Aspen Place. Aspen Place is a 134,051 square foot Class-A urban retail development anchored by Whole Foods and REI, which makes Butler Avenue a highly traveled Flagstaff route. The property is also within easy walking distance from Northern Arizona University (NAU), one of the largest universities in the Southwest with over 30,000 students and 2,600 faculty and staff. This location is well situated in Flagstaff's historic southside which is a part of one of Arizona's most attractive downtowns.

Excellent corner location | In the downtown hub area | Within walking distance of NAU  
Building size: 666 SF | Land size: 7050 SF | Zoning: CC Community Commercial

Community Commercial zoning allows for the development of residential uses in addition to commercial.

**\$549,000**  
ASKING PRICE





## Located in Flagstaff, Arizona

Flagstaff exudes small town charm with big city amenities like the Flagstaff Symphony, abundant dining and nightlife options, and diverse retail shops. Even with the big city amenities you will still find neighbors gathered on front porches, children playing in front yards and distinct neighborhoods.

People travel from all over the state, country and world to visit Flagstaff and the area's famous landmarks. Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park, of the Seven Wonders of the World. Flagstaff was chosen as one of the best places to live in the United States by Men's Journal in 2011, and listed as one of the top 30 Best Towns in America in the 2007 edition of Outside Magazine. The four million visitors and large second home owner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. This ever-growing resort type community consisting of local families, vacation rentals, NAU student population, surrounding Northern Arizona regional market and second homes from all walks of life, which provides an ever-growing market for commercial businesses.

## Flagstaff Highlights

The pulse of the community is primarily determined by the people who call it home. The Flagstaff region is home to more than 125,000 neighbors who have created a vibrant and welcoming feel. When someone decides to make Flagstaff home, they make a move for the quality education and medical care; opportunity to explore business and outdoor opportunities that make Flagstaff one of the desirable cities to live in the West.

Home to Northern Arizona University (NAU) with nearly 25,000 students, Flagstaff is a university town focused on quality education and research. This permeates through all levels of education with the communities focus on S.T.E.M. (Science, Technology, Engineering and Mathematics) education. In fact Flagstaff has been proclaimed the "First STEM City in America". Flagstaff has two of the top 10 charter schools in the state according to U.S. News & World Report, with BASIS and Flagstaff Arts and Leadership Academy.

Coconino Community College educates nearly 10,000 students in the community with a focus on professional development, AA degrees and undergrad transfer programs to NAU. With nearly 29,000 students receiving college education in Flagstaff, it's no wonder that Flagstaff has the highest-educated workforce in the state, with 39% of residents holding a bachelor's degree or higher.







## Flagstaff Healthcare

Flagstaff is the hub of quality healthcare services in Northern Arizona, with a Tier 1 trauma center at Flagstaff Medical Center. Flagstaff Medical Center is one of only two Arizona hospitals to receive the 2010 Outstanding Patient Experience Award. Flagstaff is also home to multiple world-class cardiac, orthopedic, sports medicine and high-altitude training facilities. Flagstaff exudes small town charm with big city amenities, like the Flagstaff Symphony, abundant dining and nightlife options, and diverse retail shops. Even with the big city amenities you will still find neighbors gathered on front porches, children playing in front yards and distinct neighborhoods.



## Flagstaff Travel

At the junction of Interstates 17 and 40, served by a regional airport and a busy train depot, Flagstaff is extremely accessible to just about any point on the globe. With multiple daily flights direct to Phoenix, business and leisure travelers have one-stop access to domestic and international travel. Ideally located in Northern Arizona, Flagstaff is also well-suited for road travel, Flagstaff is within driving distance to Phoenix (142 miles), Las Vegas (252 miles), Los Angeles (467 miles) and Albuquerque (323 miles).

Flagstaff: Small Town, Big Impact



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