



218 S. San Francisco St. | Flagstaff, Arizona

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SALE \$649,000 OR LEASE \$2400/mo.



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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 \$649,000 or lease at \$2400/mo. 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 residential uses in addition to commercial.

Owner will provide first right to purchase to leasee.

**\$649,000** SALE

**\$2,400/mo.** LEASE

## Property Summary



## Located in 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.

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 fittest places to live in the United States by Men's Journal in 2015, and listed as one of the top 25 Best Towns in America in a 2017 edition of Outside Magazine. The 4 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.



## Flagstaff Healthcare

Flagstaff is the hub of quality healthcare services in Northern Arizona, with a Tier 1 trauma center at Flagstaff Medical Center—a regional medical facility. Flagstaff is also home to multiple world-class cardiac, orthopedic, sports medicine and high-altitude training facilities.

## Flagstaff Education

Home to Northern Arizona University (NAU) with nearly 25,000 students, Flagstaff is a university town focused on quality education and research. Coconino Community College educates nearly 10,000 students in the community with a focus on professional development.

## 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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