

The Inn at 410

Investment Opportunity - A 10-room Bed & Breakfast in Flagstaff, Arizona



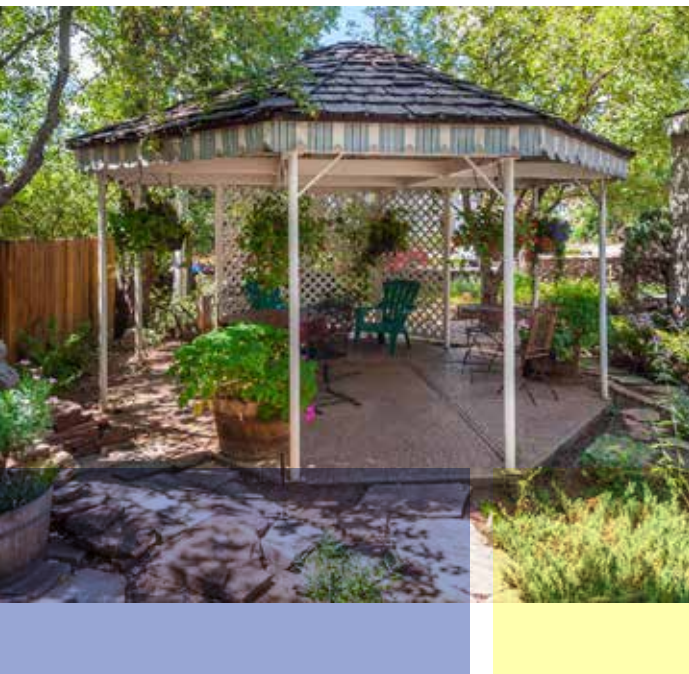
410 N Leroux Street, Flagstaff AZ, 86001

Sale Price \$1,799,000

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The Inn at 410

410 N Leroux Street, Flagstaff AZ, 86001

Colliers International, as exclusive advisor, is pleased to present the opportunity to acquire The Inn at 410. Originally built in 1894, the property is located at 410 N Leroux Street, Flagstaff, AZ and is a 10-guest room bed & breakfast. The total building square footage is approximately 7,252* and is located on approximately 13,794 square feet of land.

The Inn at 410 is a beautifully constructed two-building bed & breakfast, with each room uniquely decorated with a local flair. Located in the heart of downtown Flagstaff, The Inn at 410 is the perfect place to relax, unwind and explore. Near local attractions such as the Grand Canyon, the ski lifts of Snowbowl, and the Red Rocks of Sedona, The Inn at 410 is also close to many hiking trails, wineries, breweries, art galleries and golf courses. Unique tourist attractions such as Meteor Crater, Oak Creek Canyon, Out of Africa, Arboretum at Flagstaff, Bearizona and Horseshoe Bend have both nature and adventure enthusiasts repeatedly coming back for more. The many activities of Flagstaff have made the perfect destination for any season.

**Square footages may vary as they have been gathered from multiple sources. It is the responsibility of the potential buyer to fully investigate this information and determine the correct information.*

INVESTMENT HIGHLIGHTS

- Ten uniquely decorated rooms, including two 2-bedroom suites
- Superior location, a short walk to dozens of great restaurants, bars and shops
- 2-bedroom suite that can be converted into owner/innkeeper quarters
- #1 Rated B&B in Flagstaff (TripAdvisor) with many reputable awards and accolades (AAA, AZCentral, and Phoenix Magazine among many others)

REASONS TO BUY

- Pristine location
- Limited bed & breakfast competition in Flagstaff
- Strong reputation
- Listed on the "National Register of Historic Places"



The Inn at 410

BED & BREAKFAST

LOCATION	Located on Leroux Street, just blocks from the many amenities of Historic Downtown Flagstaff
ADDRESS	410 N Leroux Street, Flagstaff, Arizona, 86001
YEAR BUILT	1894
ZONING	Community Commercial, City of Flagstaff
ROOMS	Ten, with the opportunity to convert one room to owner/innkeeper quarters
PARKING	Eleven private spaces plus on available on-street parking



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410 N Leroux Street
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CONFIDENTIALITY AGREEMENT

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of The Inn at 410, located at 410 N Leroux Street, Flagstaff, Arizona (Property). The undersigned has been advised that Colliers International (Colliers) has been retained on an exclusive basis by the owners of the above referenced property (Owner) with respect to the offering for sale of Property. The owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through Colliers. All fees due Colliers in connection with the sale of the Property shall be paid by Owner.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Colliers International, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the accuracy or completeness of this Memorandum or any of its contents, and no

legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

Accepted and Agreed to this _____ day of _____, 2019

PROSPECTIVE PURCHASER

Print Purchaser Name _____

Signature _____
By _____
Title _____
Company _____
Address _____

City State Zip
Date _____
Phone _____
Email _____

CO-BROKER

Print Co-Broker Name _____

Signature _____
By _____
Title _____
Company _____
Address _____

City State Zip
Date _____
Phone _____
Email _____

Please return to Kim Soulé at kim.soule@colliers.com, Mike Montoya at mike.montoya@colliers.com or return via fax to 602 222 5001.