



# Prime Flagstaff Investment Opportunity

## 922 E. Route 66, Flagstaff | AZ

A prime investment opportunity in Flagstaff is currently available, the Whispering Winds Motel is for sale with motivated sellers. This property is just six blocks away from downtown Flagstaff and is located on famous Route 66. The property is currently operated as a weekly or nightly rental motel. The long-term rentals provide consistent rental income. This property is priced right for the new buyer to revitalize, repurpose or redevelop the property to use this prime location for its highest and best use.

This property was first built in 1964. There have been various updates over the years with the rooms currently having TV's, microwaves, refrigerators and laundry facilities available for the guests. There are 26 rooms, plus a two-bedroom owner/manager living quarters and laundry facility on property.

The Motel has a long-term operating lease on the property currently paying the owner \$77,304 annually with increases ending at \$150,636 on February 9, 2034. If the buyer would like to operate the property this lease may be bought out for \$50,000 from the lessee.

Asking Price: **\$989,000**

## Contact us:

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FOR SALE | 922 E. Route 66, Flagstaff | AZ



## SPECIFICATIONS

- Within walking distance of Downtown Flagstaff
- Sold “as is”
- Traffic counts in excess of 40,000 ADT
- Land .82 acres
- Building size 10,353 SF
- Zoning Highway Commercial (HC)
- 26 rooms, plus laundry facility
- Manager/Owner living quarters: Two bedrooms, kitchen, and living room
- Two stories: 18 rooms on ground level, 8 rooms second story



Historic Route 66 Flagstaff Location

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