



110 W DALE AVE, FLAGSTAFF | ARIZONA

## Excellent Office Location in Downtown Flagstaff

*This prime downtown office building offers 3,820 square feet of versatile, move-in ready space. The well-maintained, two-story property features flexible dual-tenancy capability, comprehensive office amenities, and 17 on-site parking spaces. With immediate occupancy available and Community Commercial zoning, this turnkey property presents an exceptional investment opportunity for owner-users or investors seeking maximum flexibility and strong tenant appeal.*



Kelly & Call Commercial  
1600 W. University Avenue  
Suite 218  
Flagstaff, AZ 86001  
Phone: 928 440 5450

**For Sale:**  
**\$1,500,000**  
**0.26 acres**

### Contact:

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## Property Overview

Located at 110 W Dale Avenue, this ideally positioned office building in the heart of downtown Flagstaff offers 3,820 square feet of versatile space on a 0.26-acre lot (11,326 SF). The property is currently vacant—perfect for an owner-user seeking immediate occupancy—or we can assist in leasing all or part of the space, offering maximum flexibility for the new owner.

Built in 1991, the two-story, wood-frame structure features a highly functional layout:

### First Floor:

- Spacious reception area
- Three private offices
- Generously sized conference room
- His and her restrooms
- Kitchenette and IT room
- Open workspace with six built-in cubicles for collaboration

### Second Floor:

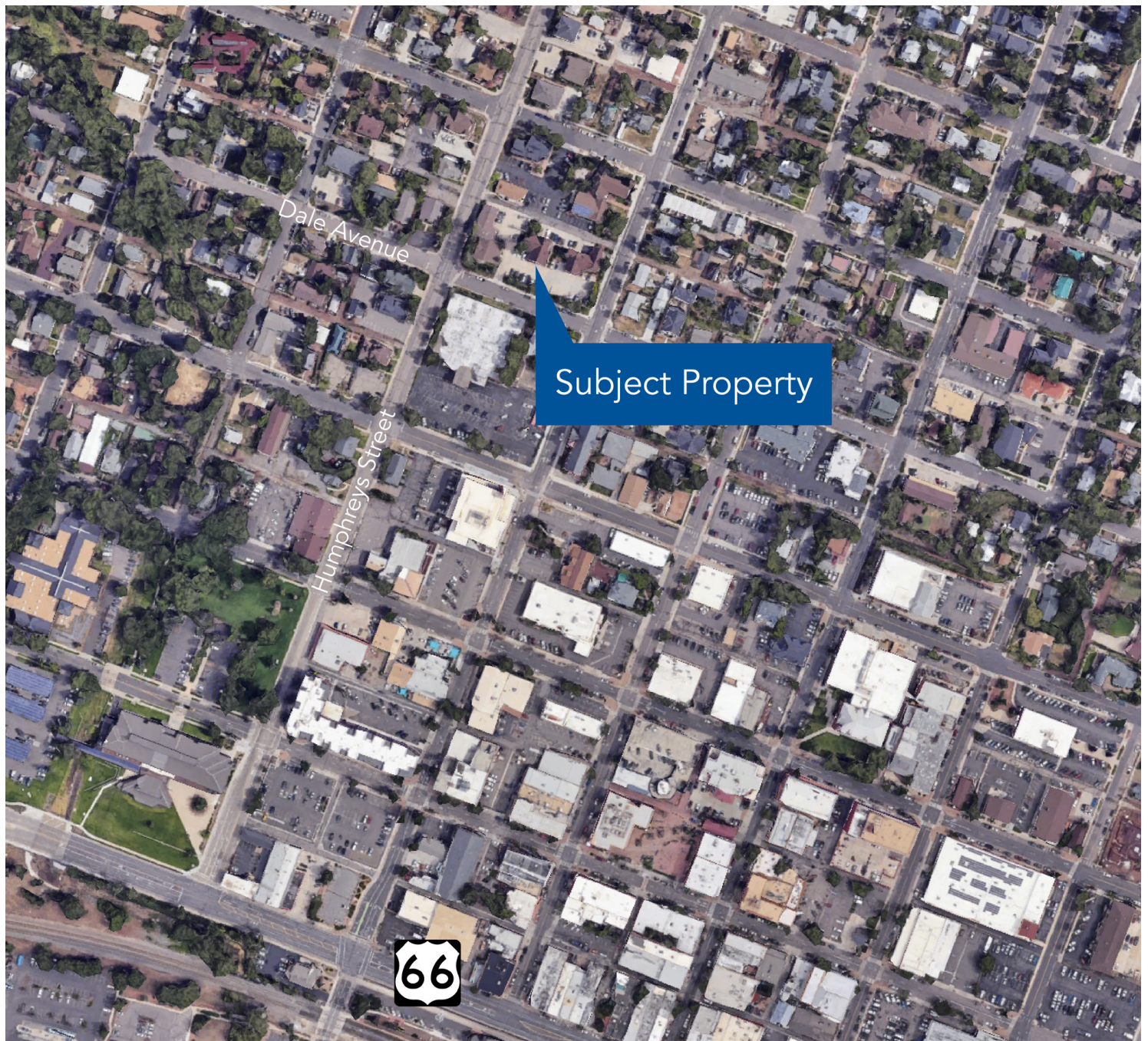
- Three additional private offices
- Restroom and kitchenette
- Open area ideal for team or collaborative use

The building is designed to allow for dual tenancy, with separate entrances to each floor, while still maintaining an internal stairwell connection if a single-user configuration is preferred.

The property is in good condition and offers 17 on-site surface parking spaces, along with additional free street parking nearby.

Situated within walking distance of downtown Flagstaff's vibrant shops, restaurants, and services, this property delivers convenience, strong tenant appeal, and long-term investment potential.

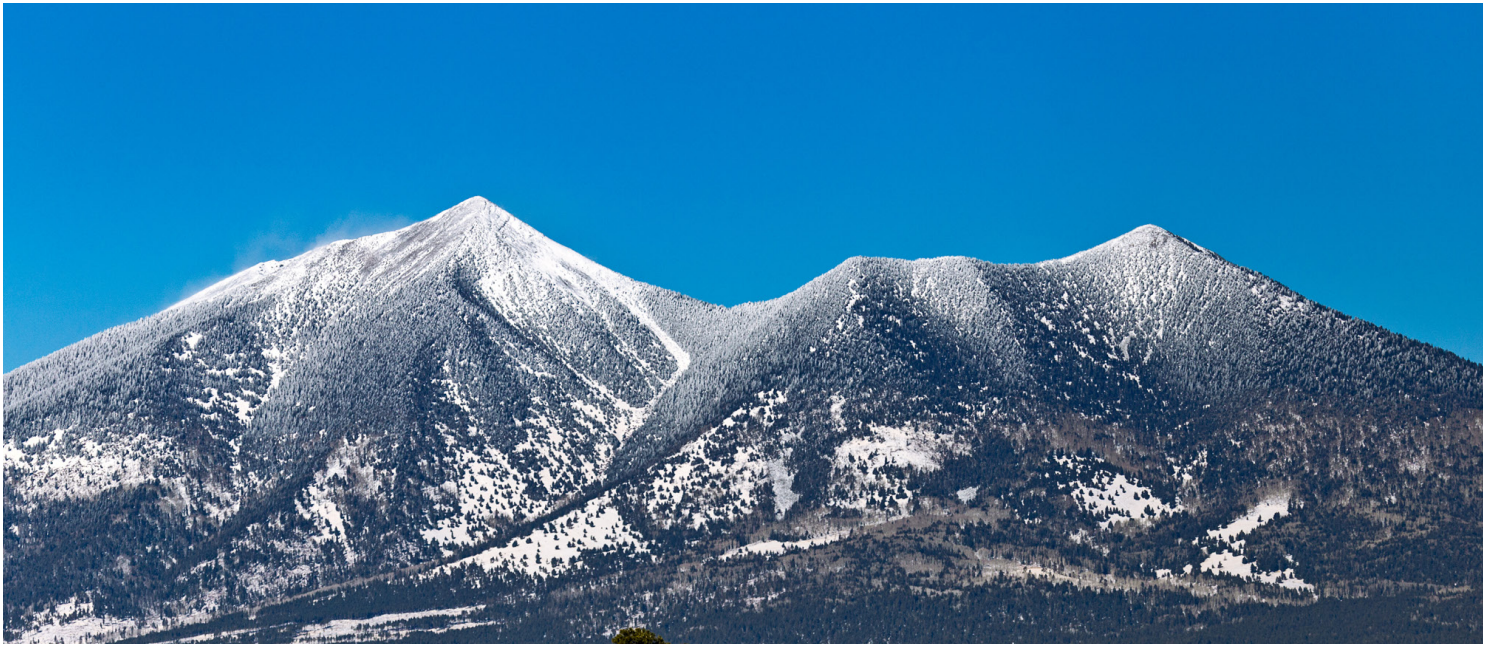




## Features

|                 |   |
|-----------------|---|
| Access          | Easy access to downtown Flagstaff   |
| Zoning          | Community Commercial (CC)   |
| Building Size   | 3,820 total square footage  |
| Lot Size        | 11,326 Square Feet Lot +/- .26 acres  |
| Assessor Parcel | #100-04-002A  |
| Property Taxes  | \$10,260.96 (2025)  |
| Utilities       | Electric: Arizona Public Service<br>Natural Gas: Unisource Energy<br>Water/Sewer/Trash: City of Flagstaff |





## Market Summary 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 76,586 and a metropolitan area population of 144,472.

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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