



2018 E. BUTLER AVE, SUITE 2, FLAGSTAFF | ARIZONA

High-visibility Commercial Space

This 1,150 square foot commercial suite offers prime visibility and accessibility along the high-traffic Butler Avenue and I-40 corridor in Flagstaff, Arizona. The property features excellent ingress and egress, shared parking with established national tenants, and is strategically positioned in a proven retail corridor. Available October 1, 2025, this Highway Commercial-zoned space presents an exceptional opportunity for businesses seeking maximum exposure and convenient customer access.

Lease
\$3500/
month
NNN

Contact:

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Property Overview

Strategically positioned along the busy Butler Avenue and I-40 corridor, this premier location benefits from exceptional traffic flow and access from both directions. The property offers immediate visibility to interstate traffic and convenient accessibility for customers.

The space is currently occupied and will be available beginning October 1, 2025.

The surrounding area is anchored by established national retailers and service providers, creating a proven commercial environment. Suite 1 houses a Subway restaurant, providing built-in customer draw. The property benefits from a well-maintained shared parking facility with 29 designated spaces.



Lease Terms

Monthly Rent: \$3,500 plus Triple Net (NNN) calculated monthly. Tenant is responsible for:

- 25% of the monthly water service
- 35% of the property tax, insurance and monthly trash service
- 50% of any exterior/common area maintenance, landscaping or snow removal

2025 Operating Expenses:

- Property Taxes: \$13,173 annually
- Insurance: \$10,000 annually (estimated)



Key Features

Parcel Size: .58 acres

Suite Size: Approximately 1,150 SF

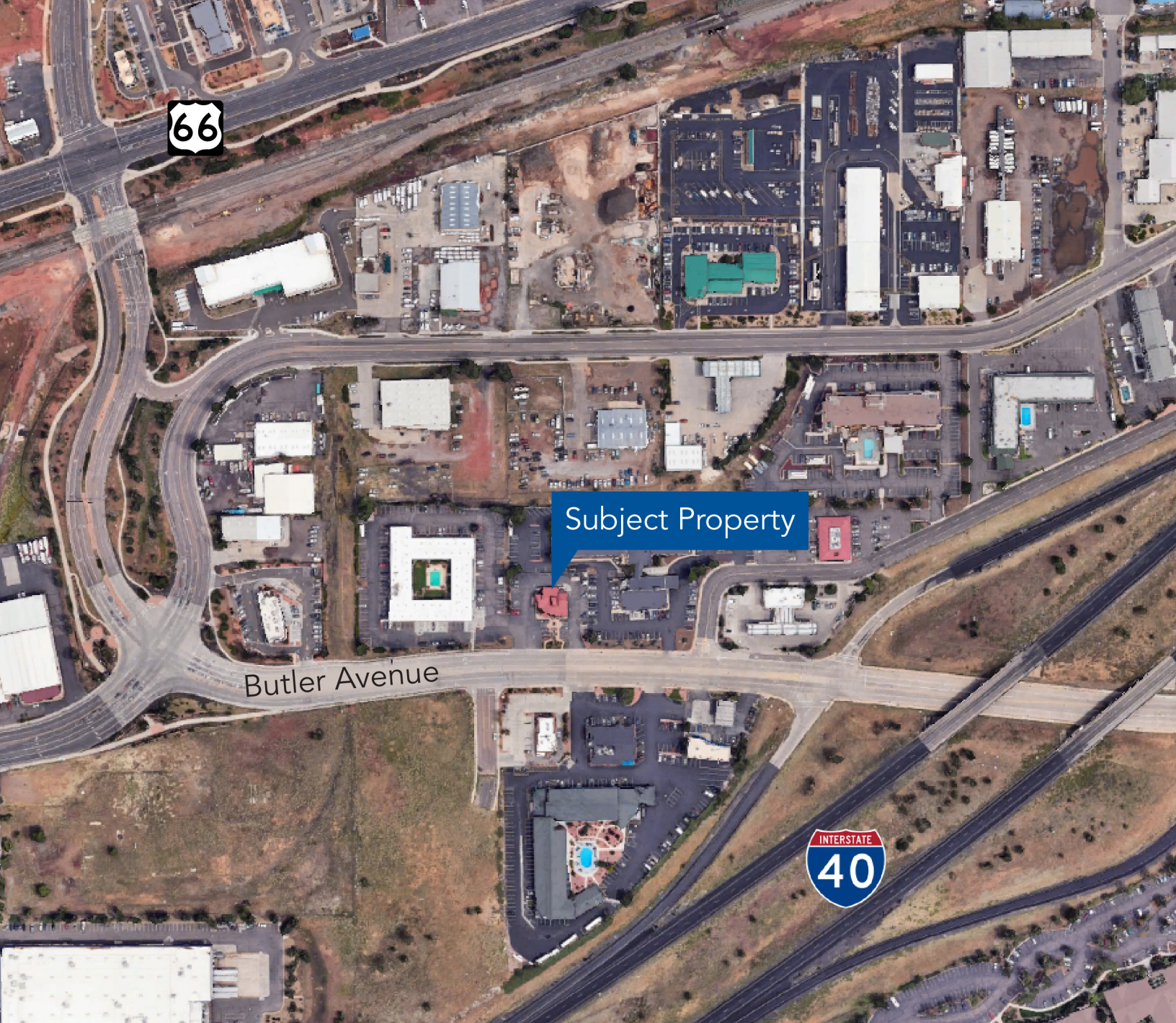
Access: Multiple entry and exit points onto Butler Ave directly West of Interstate 40

Parking: 29 shared spaces for the building

Utilities: As expected for this corridor: full electric, water, sewer, telecom, etc., provided through City or regional infrastructure

Zoning: Highway Commercial





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