



2417 N. FOURTH STREET, FLAGSTAFF | ARIZONA

Renovated Commercial Building for Lease

This 2,000 square foot commercial property at 2417 N Fourth Street presents an outstanding investment opportunity in one of Flagstaff's highest-traffic corridors. Currently undergoing comprehensive renovation with flexible layout options, the property offers excellent visibility, ample parking, and versatile zoning for multiple business applications. This turnkey space is positioned for immediate occupancy and long-term business success.

Lease
\$25 PSF
Modified
Gross

Contact:

Becki Whitehead
Agent
928 440 5450
Becki@KellyandCall.com



Property Overview

Strategically positioned on Fourth Street in Flagstaff, Arizona, this approximately 2,000 square foot commercial property represents a rare opportunity to establish your business presence on one of the city's most prominent corridors. Zoned Community Commercial by the City of Flagstaff, this designation provides exceptional versatility for a wide range of business applications, from professional services to retail operations.

This exceptional commercial space is currently undergoing comprehensive renovations designed to deliver a modern, move-in ready environment for discerning tenants. The exterior transformation includes the replacement of all doors and windows, complemented by a fresh coat of paint to enhance curb appeal and weather protection. A full security camera system is being installed throughout the property, providing peace of mind for business operations.

The property's practical advantages extend beyond the building itself. A recently repaved parking lot ensures professional presentation and eliminates maintenance concerns for incoming tenants, while the fenced rear parking area offers additional security options with the potential for controlled gate access.

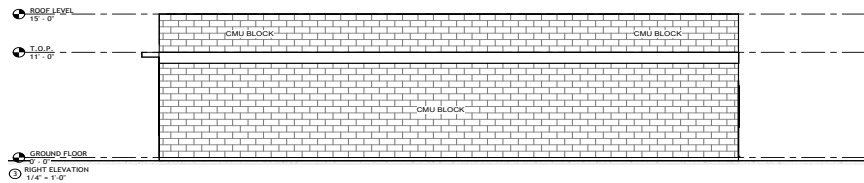
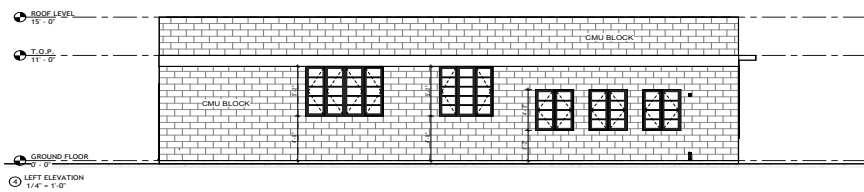
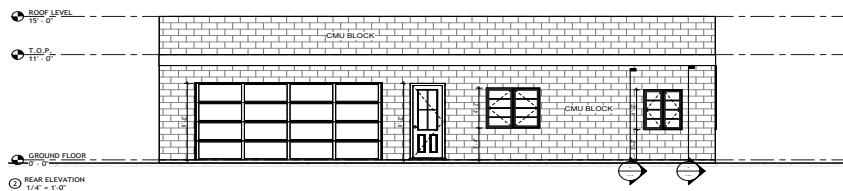
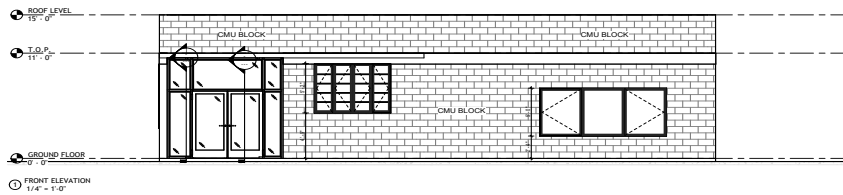
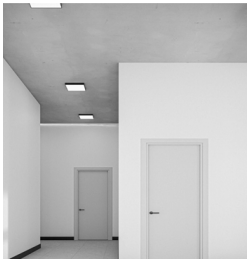
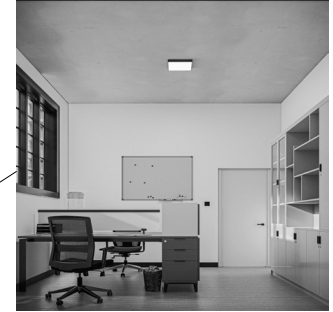
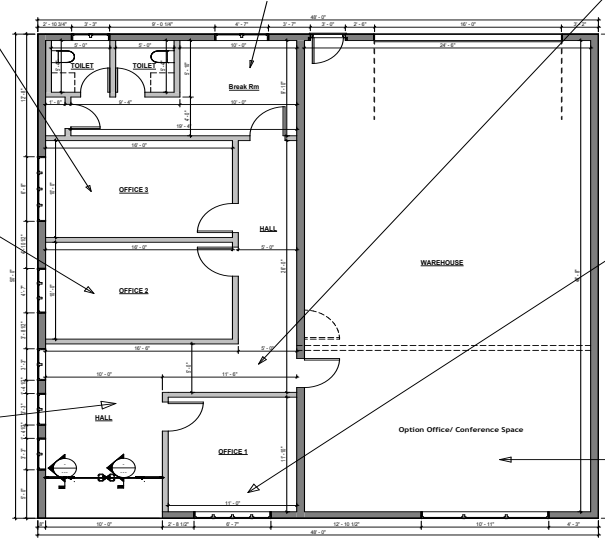
The location's inherent marketing advantages include high-visibility positioning with existing illuminated signage, capitalizing on the substantial traffic flow along this major Flagstaff thoroughfare. Most importantly, the interior layout remains highly adaptable, allowing customization to meet the specific operational requirements of prospective tenants.

Under the Modified Gross Lease structure, the tenant will reimburse the landlord for landscaping and snow removal services, both of which will be professionally managed by the landlord to ensure consistent property maintenance and curb appeal.

This versatile commercial space accommodates a diverse range of business applications, including:

- Office facilities
- Retail establishments
- Restaurant and café operations
- Warehouse and distribution

For a complete list of permitted uses under Flagstaff's Community Commercial zoning designation, please consult the City of Flagstaff's official zoning ordinance.





Subject Property

Fourth Street



Property Highlights

- Prime Location: High-traffic corridor on Fourth Street with exceptional visibility
- Flexible Space: 2,000 square feet with customizable layout options
- Turnkey Condition: Complete renovation including new doors, windows, and security system
- Ample Parking: Recently repaved rear parking lot
- Versatile Zoning: Community Commercial designation supports diverse business uses
- Professional Signage: Existing illuminated signage for immediate brand visibility
- Landlord Services: Snow removal and landscaping is professionally managed

Contact Us:

Kevin B. Call, CPA

Designated Broker

Principal

Phone: 928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

Phone: 928 440 5450

Rob@KellyandCall.com

Becki Whitehead

Agent

Phone: 928 440 5450

Becki@KellyandCall.com

Dave Thomas, CCIM

Agent

Phone: 928 440 5450

Dave@KellyandCall.com



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