

3004 N. MAIN STREET | FLAGSTAFF, ARIZONA

Church Building with Living Space

Highlights:

- *Centrally located*
- *Freestanding Building*
- *Wide Range of Permitted Uses*
- *Onsite Parking*
- *Available Immediately*

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

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Lease:
Rates on Page 2

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Property Overview

This freestanding ±4,300 SF building on N. Main Street includes ±1,350 SF of finished living space upstairs, pairing a flexible commercial footprint with an on-site residence in central Flagstaff. The main level offers a large open assembly room, a reception area, private offices, classrooms, and two ADA-compliant restrooms, a layout that suits office, service, retail, educational, or assembly users. Upstairs, the living space has multiple bedrooms, a full bathroom, and a functional kitchen, well suited to an owner, caretaker, or manager residence or a live/work arrangement. The main building can be leased on its own or together with the upstairs space.

Lease Rate Main Building:

- Base $15.00 SF/YR
- NNN $5.50 SF/YR
- 3-5 Year Lease Preferred

Lease Rate Living Space:

- $1,500.00/month
- 3-5 Year Lease Preferred

Main Level:

- Reception Area
- Large Open Assembly Room
- 2 ADA-Compliant Restrooms
- Classrooms
- Offices

Upstairs:

- +/- 1350 SF of Livable space
- Multiple bedrooms
- Full Bathroom
- Functional Kitchen

Utilities:

- Tenant responsible for Electric, Gas, and internet







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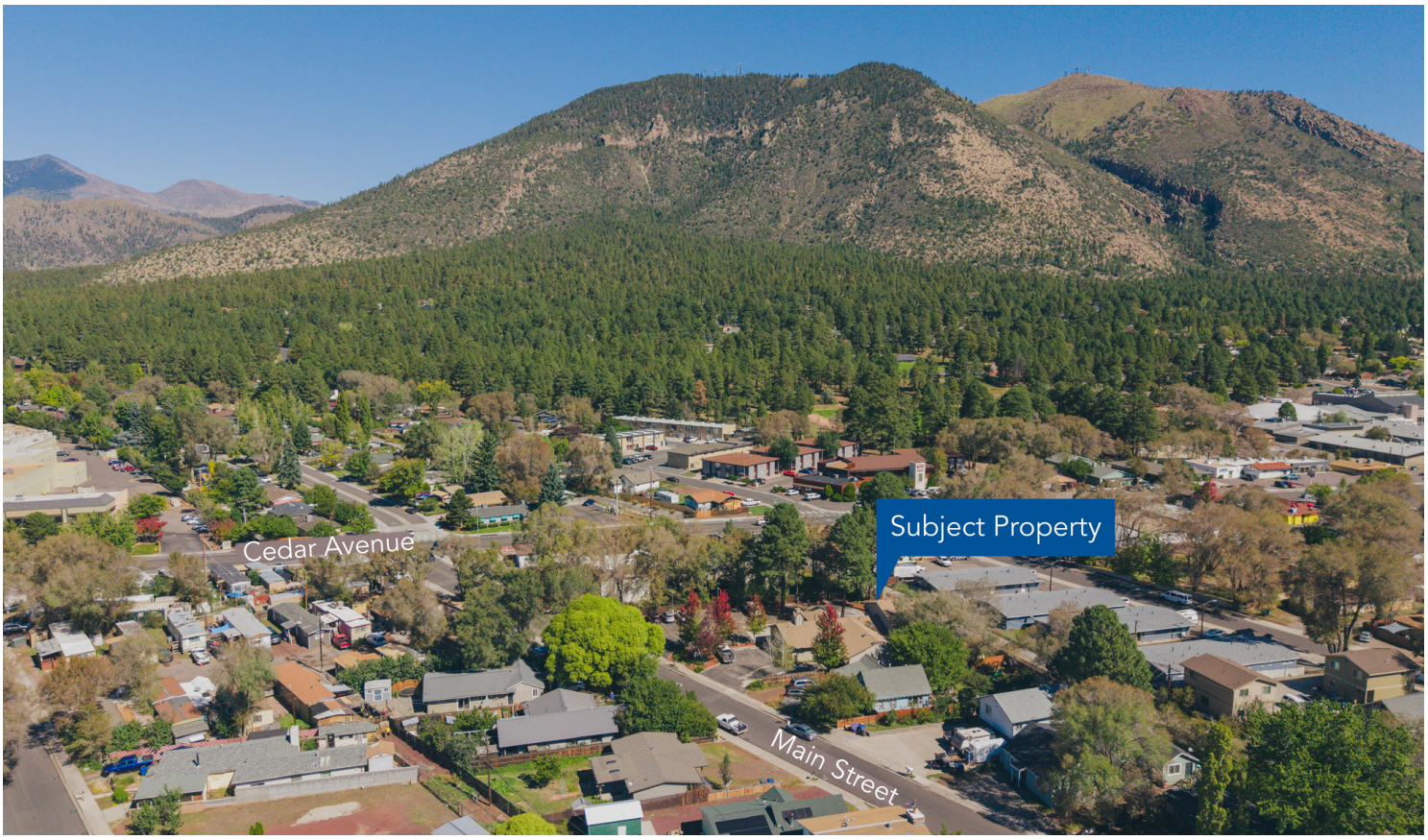
Permitted Uses:

- Community Commercial Zoning
- Commercial & Retail: General retail, mixed use, restaurant or café, bar/tavern, drive-through retail and service, farmers and flea markets
- Office & Services: Office, general services, veterinary clinic, dry cleaning, funeral home and mortuary, crematorium, marijuana testing facility
- Recreation & Assembly: Indoor commercial recreation, theater, library and museum, regional and neighborhood meeting facilities, places of worship (up to 250 seats), public, charter and private schools
- Light Production: Micro-brewery and micro-distillery, incidental manufacturing and processing
- Vehicle-Related: Automobile service station with convenience store, car wash
- Residential & Care: Day care center, congregate care facility, live/work, residence for an owner, caretaker or manager



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