

2004 E. ARROWHEAD AVE | FLAGSTAFF, ARIZONA

Former Church Facility with Highway Commercial Zoning

Highlights:

- *Centrally located*
- *Freestanding Building*
- *25 onsite Parking spaces*
- *Generac – Backup generator system*
- *The existing assembly-style layout lends itself to event and banquet venues, fitness and recreation, entertainment, education, or showroom use.*

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

Kelly & Call Commercial
1600 W. University Avenue
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Lease:
$17/SF
NNN

Contact:

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Property Overview

This ±8,000 SF freestanding church building offers a move-in-ready home for a congregation, or other business, with room to grow. The main level features a welcome area, a worship sanctuary, and two restrooms, and it is ADA compliant. The lower level adds flexible space that can serve as an additional large room, classrooms, or a nursery, along with a kitchen, abundant storage, and two more restrooms. The property includes 25 on-site parking spaces plus street parking. A permanently installed Generac Protector standby generator (48 kW) with a 200-amp automatic transfer switch provides backup power during utility outages. Installed in January 2024 and fueled by the building's gas service, the system starts automatically to keep connected circuits running. Highway Commercial (HC) zoning adds flexibility for the property's future use.

The existing assembly-style layout lends itself to event and banquet venues, fitness and recreation, entertainment, education, or showroom use, while the supporting rooms provide ready-made office or breakout space.

Lease Rate:

- Base $17.00 SF/YR
- NNN $3.00 SF/YR
- 3-5 Year Term Preferred

Main Level:

- Welcome Area
- Church Worship Sanctuary
- 2 ADA compliant Restrooms

Lower Level:

- Additional Large Room
- Classrooms/Nursery
- Conference room
- Kitchen
- Abundant Storage
- 2 Additional Restrooms

Utilities:

- Tenant responsible for Electric, Gas, and internet







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