



709 N. HUMPHREYS ST, FLAGSTAFF | ARIZONA

Excellent Office Location

This prime commercial property offers 1,559 square feet of office space in a highly desirable location just north of downtown Flagstaff. The single-story building features excellent street visibility, convenient parking, and flexible month-to-month tenancy. With an assumable loan at favorable terms and proximity to downtown amenities, this property presents an exceptional opportunity for both investors and owner-users. The strategic location provides easy access to Flagstaff's central business district while maintaining the convenience of on-site parking and nearby shopping amenities.

For Sale:
\$799,000
0.16 acres

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Property Overview

This well-located property sits just north of downtown Flagstaff at 709 N Humphreys Street, offering excellent street visibility and accessibility. The building comprises 1,559 square feet on a 0.16-acre lot (6,970 SF) and is currently leased to multiple tenants on a month-to-month basis—providing flexibility for a buyer interested in owner-occupancy.

Originally built in 1958, the single-story wood-frame office building features a practical layout with individual office spaces and shared restrooms. The structure is in average condition for its age.

The property includes on-site parking, with 8 spaces located behind the building and 4 spaces in front, for a total of 12 on-site parking spaces. Additional free street parking is available nearby.

Positioned within walking distance of downtown Flagstaff's shops, restaurants, and amenities—and just down the street from the Basha's Shopping Center—this property offers a rare opportunity for both investors and owner-users in a highly desirable location.

There is a loan that can be assumed at the time of closing. The current balance as of July 2025, was \$551,803. The interest rate on the loan is 5% per annum until paid in full, with monthly payments of \$3,959.73 paid until paid in full on December 1, 2042 (twenty-year note). There is a prepayment penalty on the note of 15% of the remaining principal loan amount on the note.

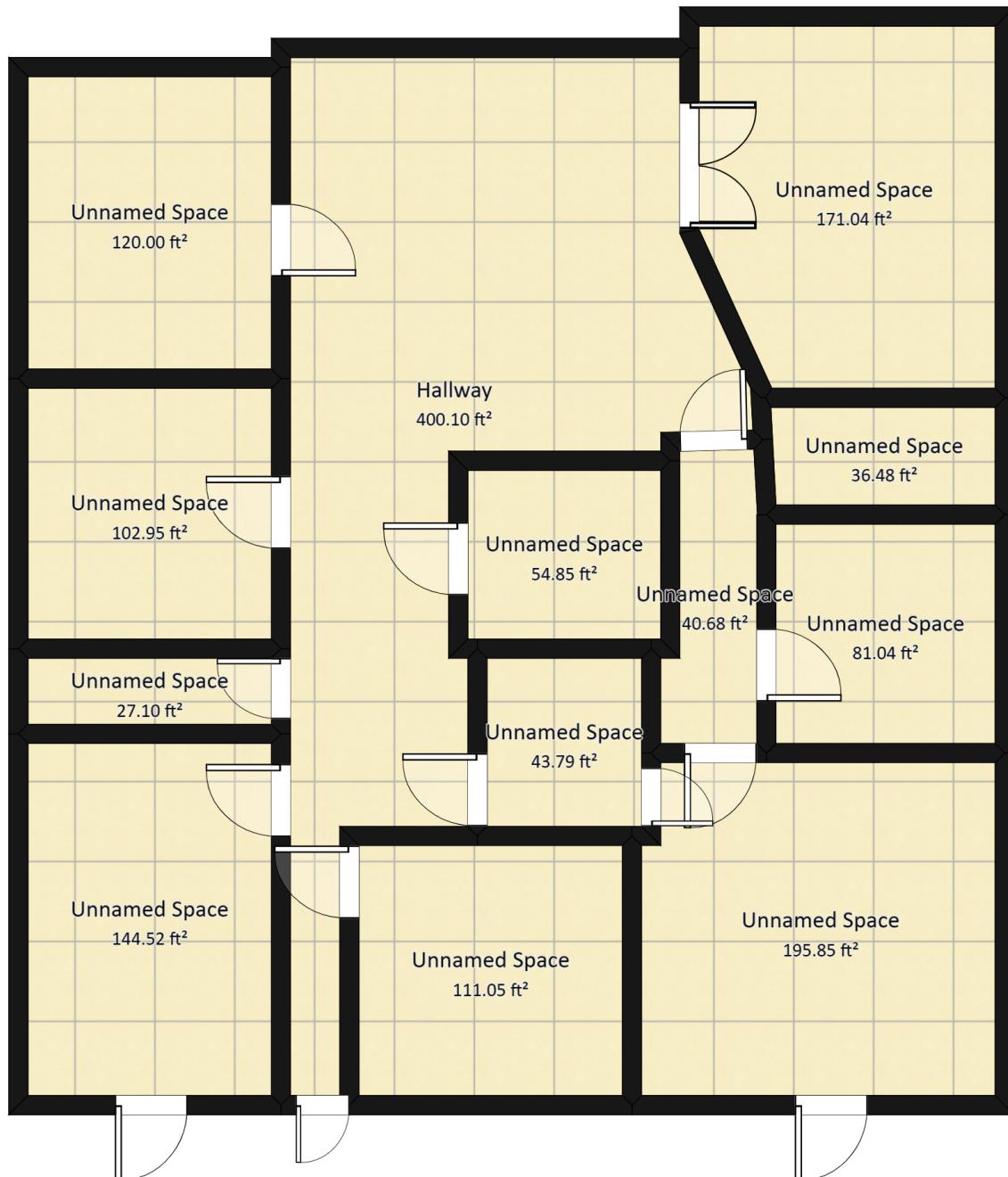


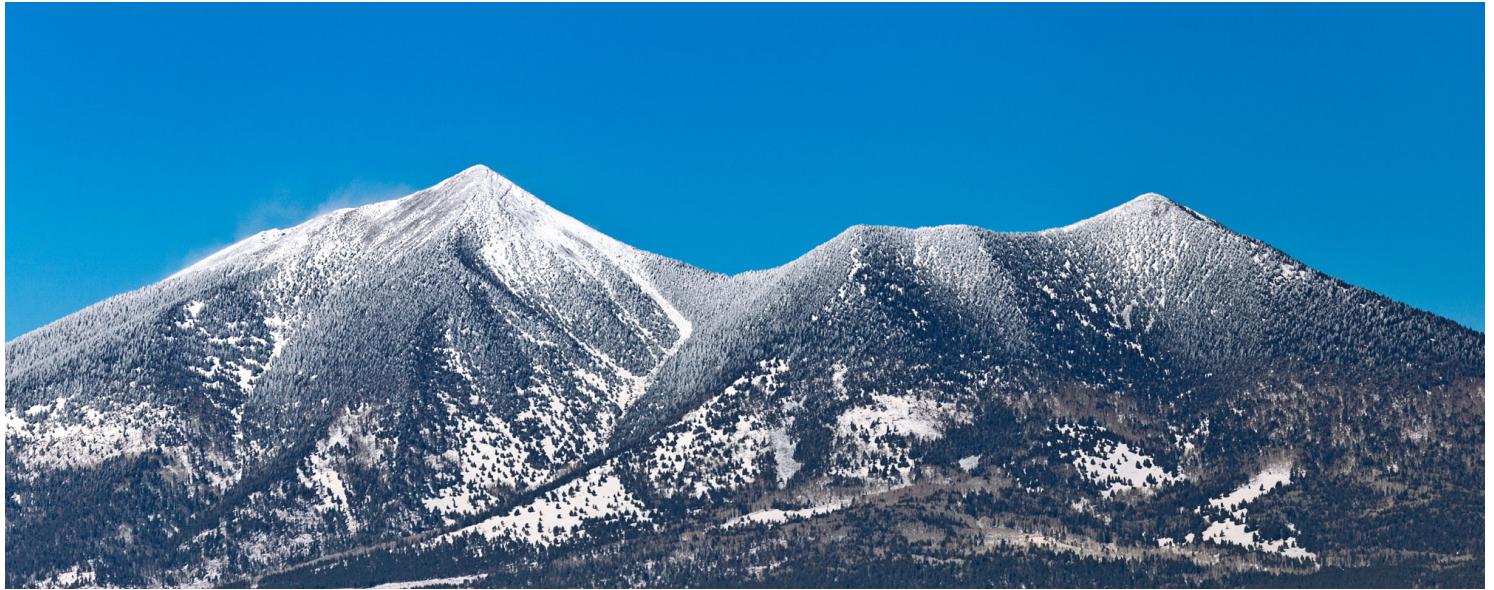
Features

Access	Easy access to downtown Flagstaff
Zoning	Community Commercial
Building Size	1559 total square footage
Lot Size	6,970 Square Feet Lot +/- .16 acres
Assessor Parcel	#101-06-015
Property Taxes	\$4,822.68 (2025)
Utilities	Electric: Arizona Public Service Natural Gas: Unisource Energy Water/Sewer/Trash: City of Flagstaff

Current Tenants

Suite(s)	Tenant	Square Feet	Base Rent	Lease Expiration
1	Todd Mathews	~144	\$580	month-to-month
3	Ian Zimphrich	~195	\$850	month-to-month





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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