



1300 S Yale Street, Flagstaff | Arizona

## Excellent office location near Milton Rd and Route 66

*This two-parcel property offers 35,804 square feet of three-story office space with 60+ parking spaces, plus a separate 29,185-square-foot parking lot, all zoned Highway Commercial for maximum-use flexibility. Ideally positioned less than a quarter-mile from Northern Arizona University with direct Route 66 access, the property is well-suited for medical, office, or retail use.*



Kelly & Call Commercial  
1600 W. University Ave. Suite 218  
Flagstaff, AZ 86001

**For Sale:**  
**\$8,400,000**

**Contact:**

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Owned by Northern Arizona Regional Behavioral Health Authority Inc. (NARBHA), the property consists of two parcels. The first parcel features two buildings with a combined total of 35,804 square feet, while the second parcel consists of a 29,185-square-foot parking lot. The property offers ample parking, including spaces in the parking lot and beneath the buildings.

Constructed with a wood and steel frame, the interior of the main building includes a three-story office layout. Features include roof-mounted air conditioning units, an elevator, office spaces, restrooms on each level, and multiple conference rooms. The buildings were originally constructed in 1994 and 1988, with significant improvements completed in 1999. The structures are in average to good condition.

The property provides a total of 60 parking spaces on the building parcel, consisting of 40 ground-level spaces located below the office

space and 20 open parking spaces. Additionally, the second parcel offers a 29,185-square-foot open parking lot.

This property offers outstanding access to West Route 66 from the parking lot parcel and convenient entry to Milton Road via S Plaza Way. Located adjacent to the Safeway shopping center and less than a quarter-mile from Northern Arizona University, it boasts a prime location. Zoned for Highway Commercial use, the property provides maximum flexibility for a variety of commercial purposes, including medical facilities, general office space, or a multi-retail establishment.

Across South Yale Street, an additional 4.21-acre property is available for expansion if needed. This property is offered separately for \$3,200,000.

## *Property Summary*



## Features:

Access:	Easy access to West Route 66 and to Milton Road from South Plaza Way
Zoning:	HC, Highway Commercial
Assessor Parcel Number:	103-20-061 Building parcel, 103-03-007A Parking Lot parcel
Lot Size:	65,340 Square Feet Lot +/- 1.5 acres
Building Size:	35,804 Total square feet - 16,651 square feet built in 1988 with another 19,243 built in 1997, and fully renovated in 1999. In average to good condition. Property has been well maintained.
Property Taxes:	\$67,842.50 (2024)
Utilities:	Electric — Arizona Public Service Natural gas — Unisource Energy Water/sewer/Trash — City of Flagstaff

## *Property 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.

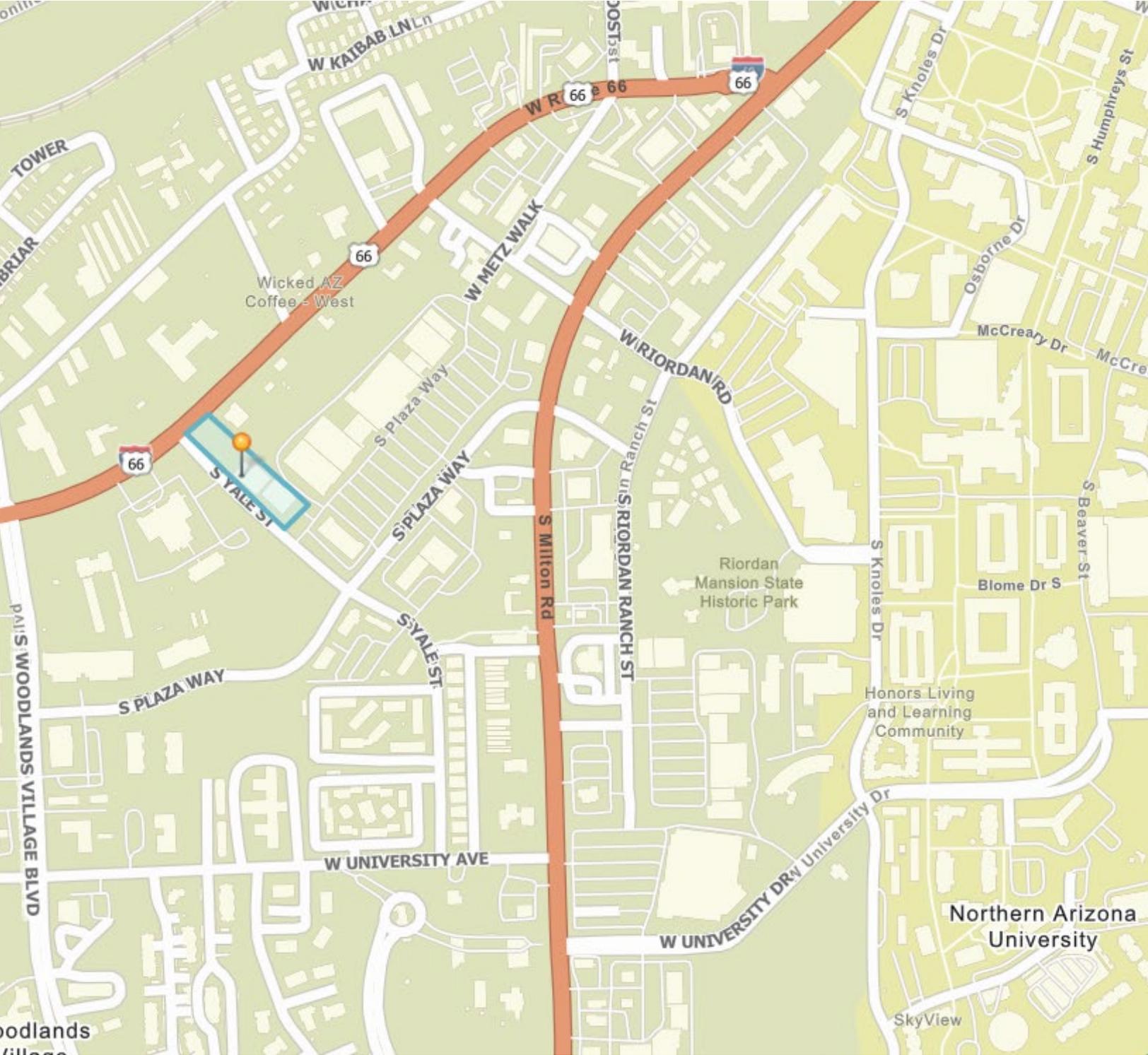
Flagstaff is the regional crossroad for Northern Arizona and Grand Canyon National Park. The 4 million visitors and large second homeowner population in Flagstaff are drawn to the city's four seasons, accessible location and fulfilling quality of life. Flagstaff has a population of 76,586 and a metropolitan 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.

## *Market Overview*



## Contact:

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