



405 N. BEAVER STREET, FLAGSTAFF | ARIZONA

## Beaver Street Professional Building for Sale

This fully leased, 8,115 square foot property sits on a 0.36-acre lot with excellent parking and offers potential owner-occupancy. Built in 1989, the wood-frame structure features modern amenities including an elevator and HVAC systems, all in good condition. The location provides unmatched walkability to downtown amenities while maintaining strong tenant appeal and investment potential.

**For Sale:**  
\$2,200,000  
0.36 acres

### Contact:

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## Property Overview

Beaver Street Professional Building is ideally located in downtown Flagstaff at 405 N Beaver Street, positioned at the northwest corner of Beaver Street and W. Dale Avenue. The building totals 8,115 square feet and sits on a 0.36-acre (15,682 SF) lot. It is currently fully leased, with potential flexibility for a buyer seeking owner-occupancy.

Constructed in 1989, the three-story wood-frame office building features a functional layout with office spaces, restrooms on each level, an elevator, and HVAC units. The structure is in average to good condition. Recent improvements include exterior repainting, replacement of all sliding duo-pane windows, and installation of new main entry doors. The property offers excellent on-site parking, with 22 total surface spaces. Additional free street parking is also available.

Located within walking distance of downtown Flagstaff's shops, restaurants, and services, this property combines convenience, accessibility, and strong tenant appeal.

## Features

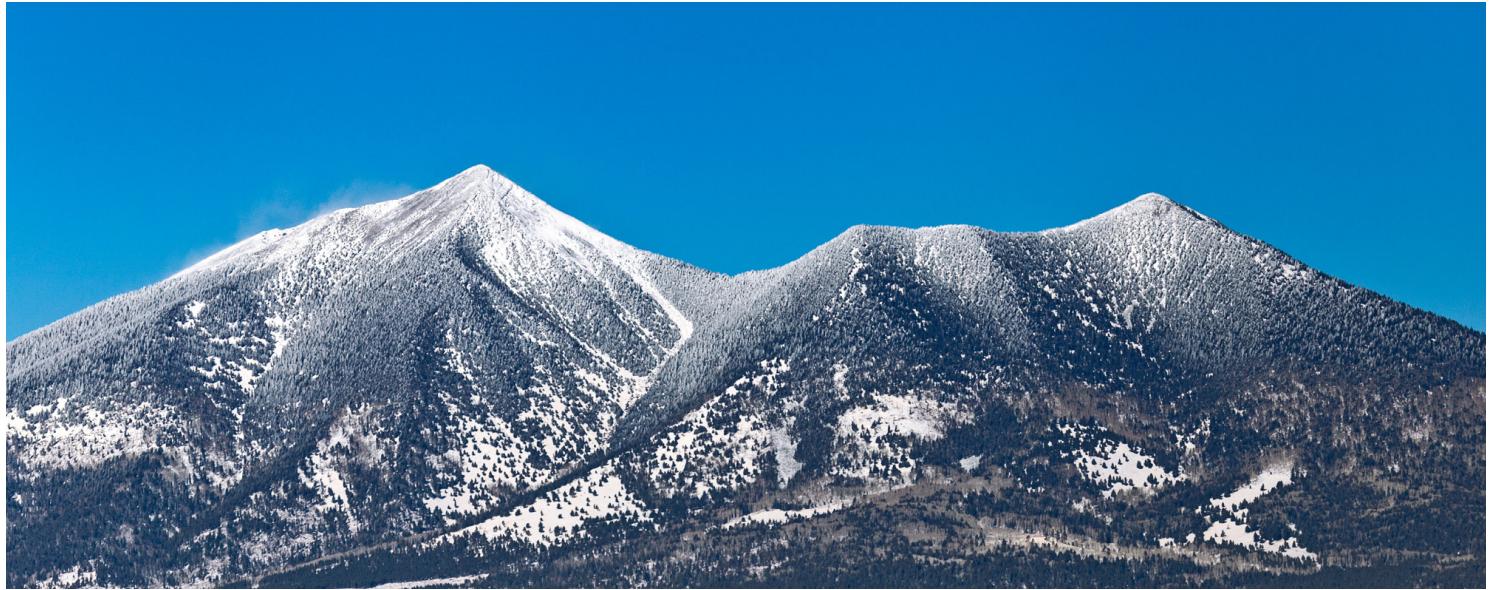
|                 |   |
|-----------------|---|
| Access          | Easy access to downtown Flagstaff   |
| Building Size   | 7,000 SF free-standing one-story retail building  |
| Lot Size        | 15,682 SF Lot +/- .36 acres   |
| Assessor Parcel | #100-04-001A  |
| Property Taxes  | \$16,335.04 (2025)  |
| Utilities       | Electric: Arizona Public Service<br>Natural Gas: Unisource Energy<br>Water/Sewer/Trash: City of Flagstaff |

## 405 N. Beaver Street Rent Roll

| Suite(s) | Tenant                                   | Square Feet | Base Rent   | Lease Expiration |
|----------|--|-------------|-------------|------------------|
| 1 & 3    | Early Childhood Development              | 1,393       | \$3,482.00  | 06/08/26         |
| 2        | Miller, Pitt, Feldman & McAnally PC      | 557         | \$1,475.00  | 09/30/25         |
| 4        | Connect Hearing                          | 665         | \$1,662.50  | 02/28/26         |
| 5 & 6    | J. Banicki Construction, Inc.            | 1,305       | \$3,265.50  | 03/31/27         |
| 7A       | Rebecca S. Cordasco, CPA, PLLC           | 302         | \$669.50    | 08/31/25         |
| 7B       | Another Plumbing Company, Inc.           | 302         | \$689.59    | 03/31/26         |
| 7C       | Karen Cordasco                           | 302         | \$670       | 08/31/25         |
| 8        | Claremont Capital                        | 329         | \$825.00    | 08/31/25         |
| 9 & 10   | Balance-Mental Health and Wellness, Ltd. | 1,793       | \$3,780.00  | 12/31/25         |
|          | Total for Property                       | 6,948       | \$16,519.09 |                  |
|          | Total Square Feet Occupied               | 6948        |             |                  |
|          | Percentage Occupied                      | 100%        |             |                  |

|                           |           |
|---------------------------|-----------|
| Annual Income             | \$198,240 |
| Property Tax              | \$16,400  |
| Insurance                 | \$7,800   |
| City: Water/Garbage       | \$2,650   |
| APS                       | \$10,000  |
| Unisource                 | \$2,000   |
| Maintenance Contract      | \$2,450   |
| Snow removal              | \$3,500   |
| Landscape Maintenance     | \$4,000   |
| Janitorial                | \$5,400   |
| Security                  | \$4,725   |
| Management Fees           | \$10,800  |
| Accounting Fees           | \$1,375   |
| Miscellaneous             | \$1,900   |
| Annual Expenses (approx.) | \$73,000  |
| NOI                       | \$125,240 |
| Cap Rate                  | 5.7%      |





## 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.

### Contact:

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