



7725 N. U.S. HIGHWAY 89, FLAGSTAFF | ARIZONA

Versatile Commercial Property

This well-positioned commercial property, formerly home to the Calvary Chapel of Flagstaff, offers versatile space suitable for various commercial applications. The 7,653 SF building features distinctive architectural elements and functional spaces across two levels. Its prime location along Highway 89 provides exceptional visibility and accessibility for potential businesses or organizations.

 **KELLY & CALL COMMERCIAL**
Real Estate and Business Brokerage

Kelly & Call Commercial
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For Sale:
\$999,000
1.87 acres

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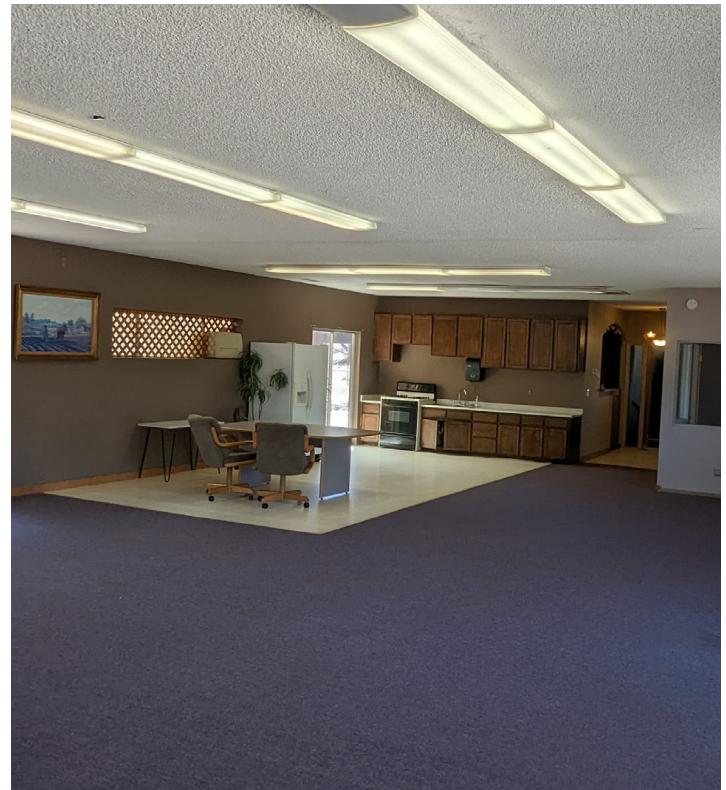
Property Overview

This commercial property encompasses 7,653 square feet of building space situated on a generous 1.87-acre lot. Currently owner-occupied, the property was built in 1982 and features mixed zoning: CG-10,000 (Commercial General - with rezoning in progress for the entire property) and AR-2½ (Agricultural Residential 53%). Property taxes for 2024 were \$5,870.68, and the property is identified by Parcel Number (APN) 301-25-008B.

The main floor showcases a magnificent chapel with vaulted wood ceilings and an impressive stained glass focal wall, creating an inspiring atmosphere perfect for weddings, special events, or organizational gatherings. This level features a professional performance stage complemented by a built-in sound booth for optimal acoustics. Additional amenities include two dedicated storage closets, a baptismal area, and ample seating capacity. An executive office with built-in storage and restroom facilities complete the main floor's offerings.

The lower level provides excellent functional space with four classrooms, several of which have been recently remodeled to modern standards. A spacious common area with direct outdoor access enhances the versatility of this level. The property also includes an expansion wing that houses an additional office space, a generous reception area, and a functional kitchen, making it suitable for various commercial or community uses. Constructed in 1982 with wood stick frame and block construction, the building is maintained in fair to average condition and features air conditioning throughout for year-round comfort.





Key Highlights:

Prime Highway Frontage: Direct visibility along Highway 89 with exposure to high daily traffic counts

Strategic Location: Minutes from downtown Flagstaff, Northern Arizona University, and key regional amenities.

Diverse Application Potential: Ideal venue for special events, weddings, educational facilities, religious organizations, or various commercial uses.

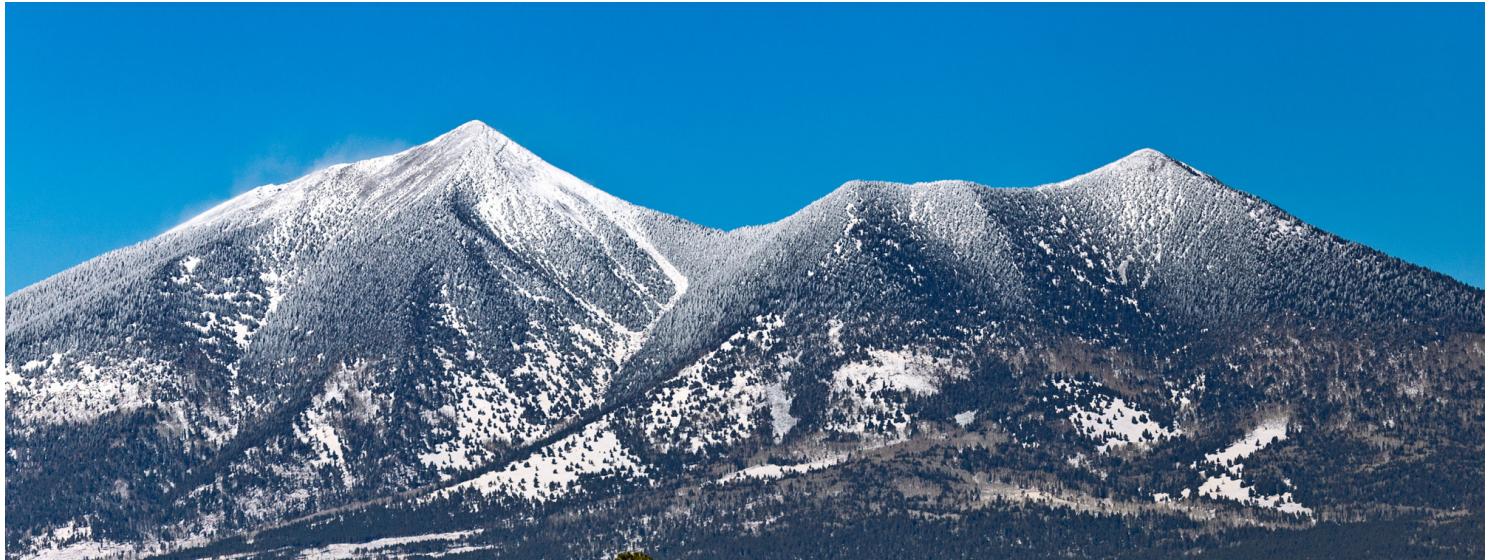
Value-Add Opportunity: Excellent potential for owner-occupancy, redevelopment, or leasing at market rates.

Strong Market Fundamentals: Located in one of Arizona's most desirable mountain cities, featuring consistent population growth, low vacancy rates, and strong tourism.

Ample Parking: Sufficient gravel parking to accommodate all uses.

Utilities & Infrastructure:

- **Water:** Connected to Doney Park Water
- **Wastewater:** On-site septic system
- **Electric:** Arizona Public Service
- **Gas:** Unisource



Market Overview of 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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