



214 E ELLERY AVE & 411 S VERDE ST, FLAGSTAFF | ARIZONA

## Modern & Convenient: Your Ideal NAU Rental Awaits

*Discover unparalleled living in Flagstaff, Arizona, ideally situated less than a quarter mile from Northern Arizona University. The fully renovated front duplex offers modern 1-bedroom, 1-bathroom units, each with air conditioning, in-unit laundry, and four parking spaces. The brand-new three-story building provides a total of 12-bedroom, 10-bathroom living spaces on the upper floors, complete with full kitchens, shared living areas, and exterior decks, plus covered parking. Enjoy modern finishes in a prime location for student housing.*



Kelly & Call Commercial  
1600 W. University Avenue  
Suite 218  
Flagstaff, AZ 86001  
Phone: 928 440 5450

**214 E Ellery Ave**  
**\$1,850/mo**

**411 S Verde St**  
**\$15,000/mo**

### Contact:

**KEVIN B. CALL, CPA**  
Designated Broker  
Principal  
928 440 5450  
Kevin@KellyandCall.com

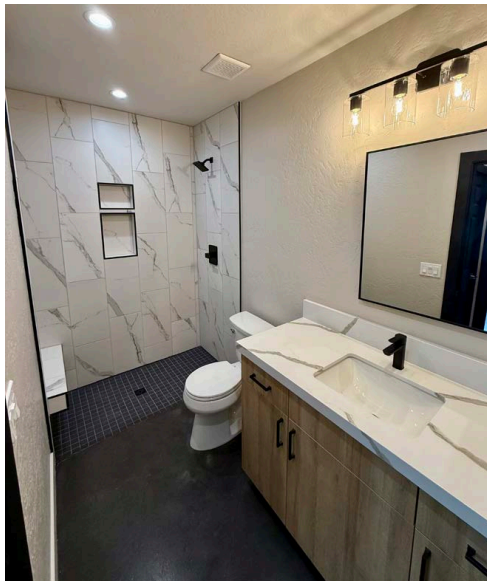
**ROB GERLAK**  
Principal  
928 440 5450  
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## 214 E Ellery Ave

The front (south) structure is a duplex, originally built in 1950 but completely rebuilt in 2024. The renovation included a new concrete slab, updated underground utilities, a new roof, windows, doors, exterior stucco, and a 100% new interior. Each 513 sq ft unit in the duplex features one bedroom, one bathroom, a built-in stack washer/dryer, and modern finishes in the kitchen and bathroom. The duplex units are air-conditioned, and each includes 4 parking spaces.



## Key Features

- \$1,850/month
- 513 sq ft
- Completely rebuilt in 2024
- 1 bed, 1 bath
- Built-in stack washer/dryer
- Modern appliances/finishes
- Air-conditioned
- 4 parking spaces per unit
- Tenant is responsible for all utilities







## 411 S Verde St

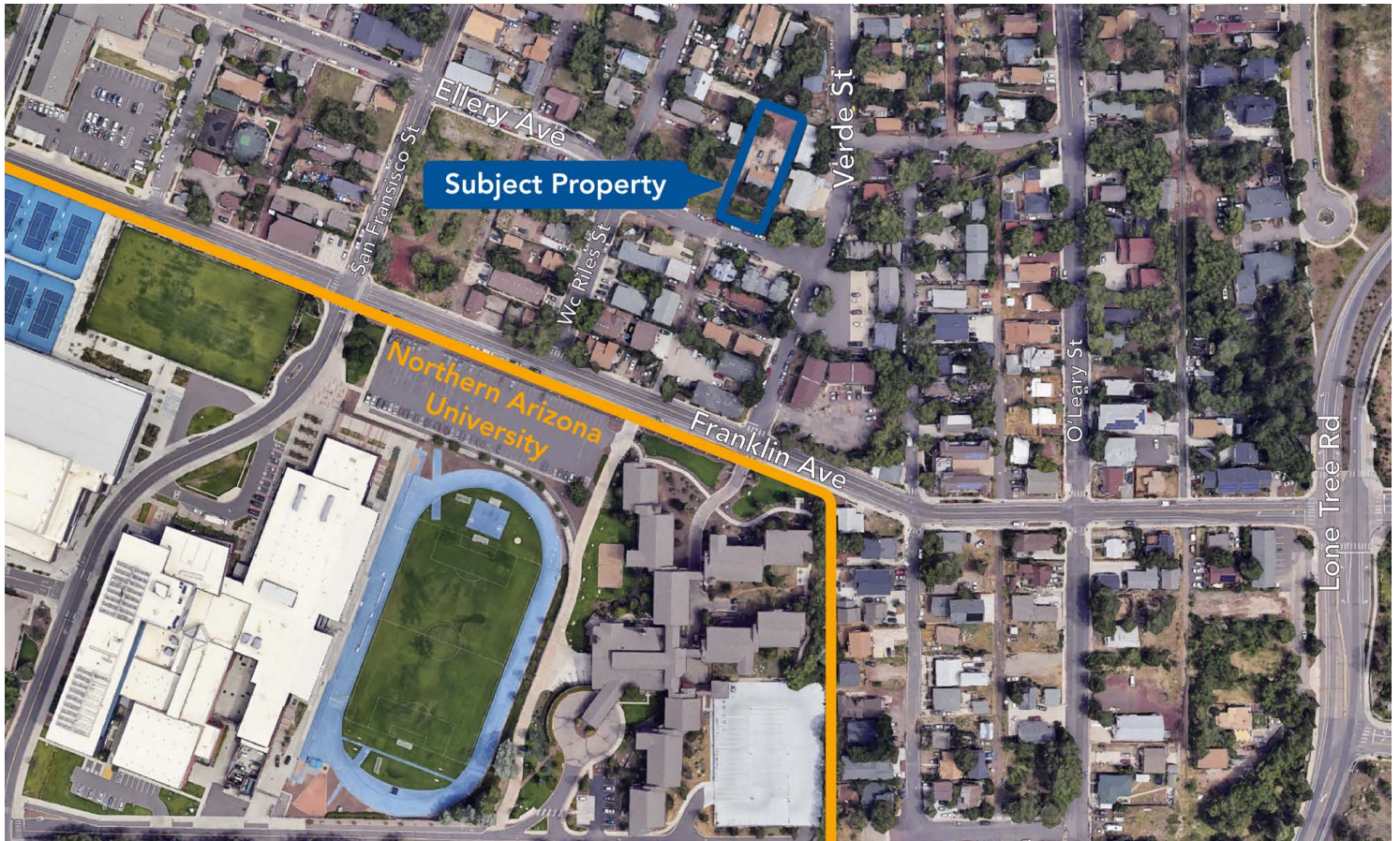
The back (north) unit is a new three-story structure scheduled for completion in August 2025. This building offers 13 parking spaces under and around the structure. The first floor currently has a large shared space that can be converted into a 1-bedroom/1-bathroom apartment. The second and third floors are identical, each featuring 6 bedrooms and 5 bathrooms, a full kitchen, a shared living area, a laundry room, and an exterior deck.

### Key Features

- \$15,000/month
- Scheduled completion August 2025
- 13 parking spaces
- 12 bed, 10 bath total
- Second and Third Floors (per unit)
  - 6 bed, 5 bath
  - Modern kitchen
  - Shared living area
  - Laundry room
  - Deck
- Tenants are responsible for all utilities







## Area Details

- 0.25 miles to Northern Arizona University
    - 5 minute walk to the NAU Rec Center and Wall Aquatic Center
    - 15 minute walk to the central quad
  - 10 minute walk to Aspen Place at the Sawmill
    - Featuring extensive dining, shopping, and recreation options
  - 0.5 miles to historic Downtown Flagstaff
    - Offering a wide range of culinary delights
    - Independent bookstores
    - The Flagstaff Community Market
- This prime location offers the best of both worlds: immediate access to academic life and a vibrant community with endless opportunities for dining, entertainment, and outdoor adventure.

## Contact:

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