



Flagstaff Equestrian Estates

Boarding & Training, Townhomes (2), 10 acres



A. I. R. E.

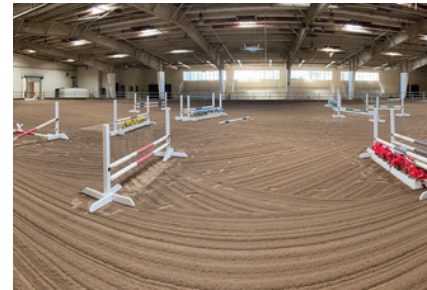
ARIZONA INTERNATIONAL
REAL ESTATE

2600 W Kiltie Ln., Flagstaff, Arizona



**Now offered
at
\$4,500,000**

**** Some Seller
Financing May Be
Available****



Built in 1990, this full care boarding, training, and riding lesson facility is approximately 10 fully fenced acres. Turn-key, income earning, well-established horse boarding and breeding facility in the city! Zoned residential and agriculture. Located in the heart of Flagstaff, close to everything & ride-off property. Currently a well-oiled business is leasing the equestrian facilities and just shows the amount of potential for this property. Includes two newly remodeled ~1,700 sq ft. townhomes, 2 cell phone towers, equestrian condos concept already presented to planning & zoning. Equestrian center amenities are top notch as seen in detail on the next page. Reach out to me to schedule a private tour today!!

APN	112-32-031D
Size	10.02 acres / 436,097 sqft
Zoning	Estate 1

Total Building(s) SF	57,047
Total # of buildings	8
Total parking spaces	Multiple

- 2 newly remodeled 2 bed/2 bath townhomes (can be rented at ~\$2,800/month each)
- 2 cell phone towers generating cash



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Main Barn & Stall Amenities

- 3 birthing stalls
- 14' x 14' runs
- 4 large bank/storage areas
- 4 tack rooms
- 4 brush / prep rooms
- 1 horse wash / shower station
- 2 large break rooms
- 5 miscellaneous utility rooms
- 4 bathrooms (plus additional bathrooms throughout property)

🎂 Riding & Training Facilities

- 100' x 200' indoor arena
- 200' x 300' outdoor arena
- Dedicated jumping arena
- Covered arena
- Direct access to park trails

🔒 Property Features & Security

- Gated entrance
- Security surveillance throughout property
- Multiple bathroom facilities across property

🏠 Additional Income-Producing Improvements

- 2 newly remodeled townhomes
- Projected lease income: \$2,800/month each
- 2 cell towers
- Current income: \$1,550/month

👛 Existing Income Stream

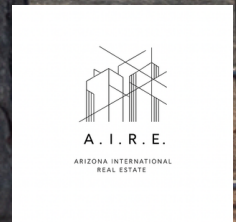
- Current Tenant: Double K Breeding
- Current lease: \$6,200/month
- Tenant maintains all facilities

🐎 Mare Motels

- Fully shaded
- 4 separate location options
- Ability to isolate mares as needed

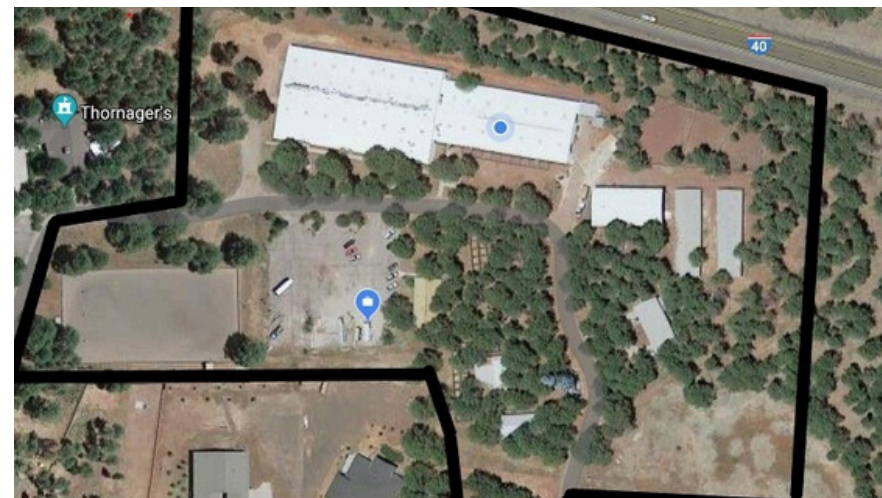
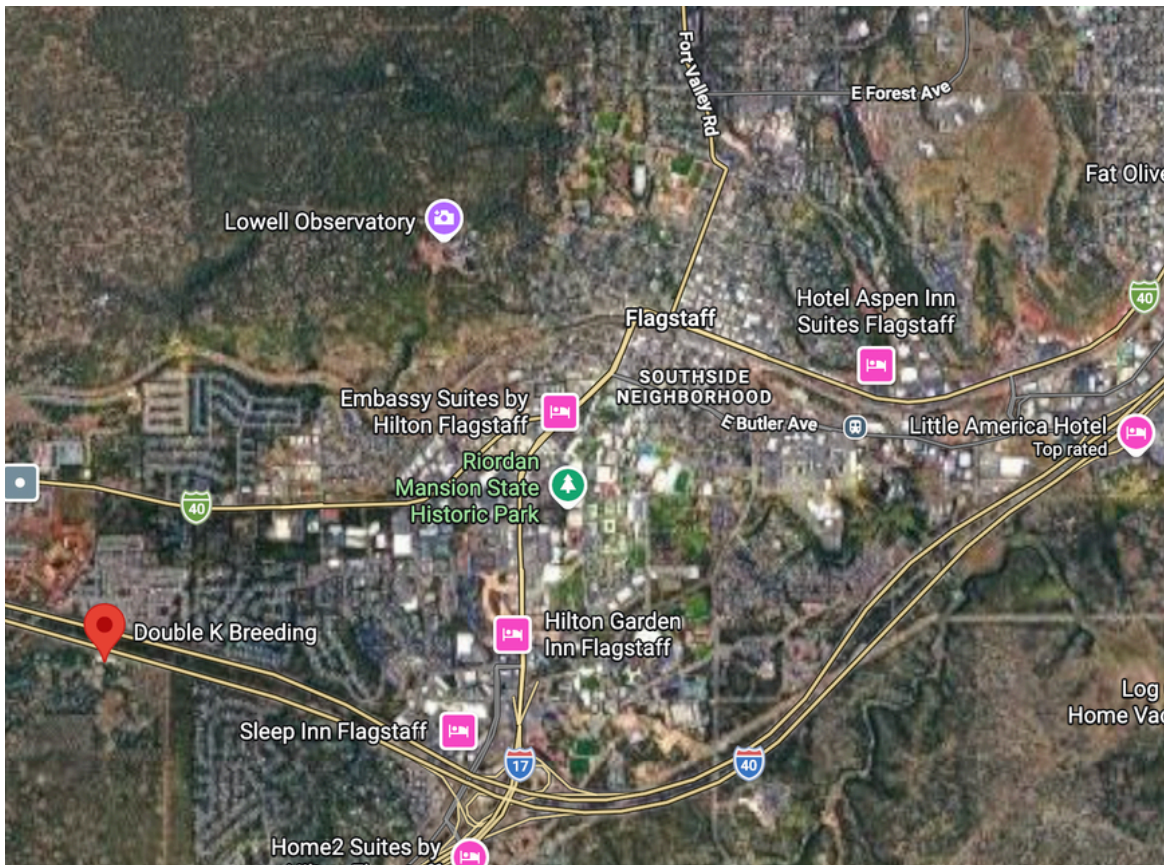
🐎 Additional Equine Amenities

- 12 additional stalls for horse hotel use
- Horseshoeing shed
- 5 additional tack rooms
- Feed storage room
- Trailer parking



Boarding and Training Amenities

*Facts & figures are considered approximate. Buyer to verify!



Area Highlights

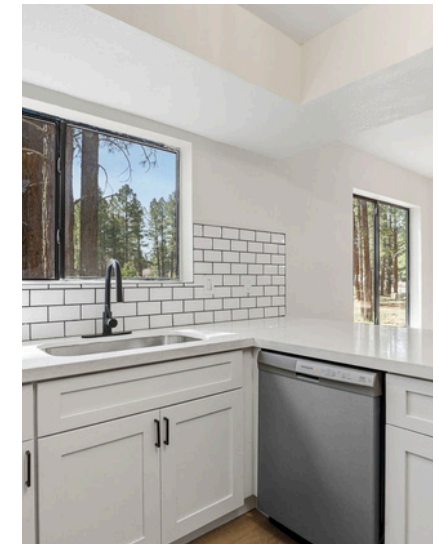
About: Situated at 7,000 feet in the largest Ponderosa Pine forest, the area offers mild summers—often 25–30 degrees cooler than Phoenix—and scenic snowy winters. This property is less than 5 miles from Northern Arizona University and all food, shopping, etc in town.

Equestrian Community: There is a strong equestrian community in the Flagstaff area, with a variety of events and activities geared towards horse owners, trainers, equestrians and enthusiasts. Provides a sense of camaraderie and support for the horse community.

Open Space and Rural Charm: While Flagstaff is a major growing city, the area retains a rural charm with plenty of open space and natural beauty. The property itself sits on nearly 10 acres of land and features plenty of room for horses to roam and trails that are nearby to enjoy!









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