



6 N. LAKE POWELL BLVD | PAGE, ARIZONA

Renovated Building on High-Visibility Corner

This fully renovated 4,126 SF building sits on a highly visible hard corner in downtown Page, offering flexible open-concept space suited to retail, office, or hospitality uses. With low NNN costs, ample on-site parking, and a lease-to-own option, it's a rare opportunity in a high-traffic tourist and community corridor.



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

Lease:
\$19.50
/SF
NNN

Contact:

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Property Overview

Positioned on the hard corner of Lake Powell Blvd and N Navajo Dr, this single-story 4,126 SF building offers exceptional visibility along a main travel corridor in downtown Page. The building underwent a complete renovation in 2022–2023, resulting in a versatile open floor plan with just a few demising walls, two restrooms, a mechanical room, and storage.

The space lends itself to a range of uses, including: retail storefront, commercial office, salon, café, restaurant, brewery, or tour office.



Lease Highlights

- Base rent \$19.50/SF NNN
- Annual NNN estimated at \$2.45/SF (insurance and maintenance)
- Property taxes exempt (building owned by a non-profit organization)
- Tenant responsible for exterior/landscaping maintenance and own tenant improvements
- Owner will consider a lease with a purchase option

Building & Site Details

- Building Size: 4,126 SF
- Parcel Size: 13,640 SF
- Zoning: Central Business District — supports office, retail, and business services uses, with a Mixed-Use Overlay available as a conditional use
- Parking: 11 on-site spaces, paved lot
- Security: State of the art security cameras and alarm system
- Access: Paved city street, easy access off the hard corner
- Utilities: Electric (APS), natural gas (Unisource Energy), water/sewer (City of Page Municipal), fiber telecom (multiple vendors), trash (multiple vendors)





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Real Estate and Business Brokerage

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