



6 N. LAKE POWELL BLVD | PAGE, AZ

Renovated Building on High-Visibility Corner

Located on a prominent hard corner in downtown Page, this fully renovated 4,126 SF building presents a turnkey opportunity for an owner-user or investor. Seller financing is available at market terms, making this an accessible entry point into a high-visibility, high-traffic commercial corridor.



Kelly & Call Commercial
1150 N. San Francisco Street
Flagstaff, AZ 86001
Phone: 928 440 5450

For Sale:
\$1,000,000
.31 Acres

Contact:

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This single-story, 4,126 SF building occupies a hard corner at Lake Powell Blvd and N Navajo Dr, one of the most visible intersections in downtown Page. A comprehensive renovation completed in 2022–2023 delivers an open, adaptable floor plan with two restrooms, a mechanical room, and storage — ready for a variety of end uses.

Potential uses include: retail storefront, commercial office, salon, café, restaurant, brewery, or tour office.

Sale Highlights

- Asking Price: \$1,000,000
- Seller financing available at market terms with appropriate down payment
- Renovation completed in 2023

Building & Site Details

- Building Size: 4,126 SF
- Parcel Size: 13,640 SF (.31 Acres)
- 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)



Property Overview



Page, Arizona

Page is located in the high desert of northern Arizona, perched atop Manson Mesa in Coconino County and overlooking Wahweap Bay on Lake Powell. Bordered by the Glen Canyon National Recreation Area and within easy reach of Antelope Canyon, Horseshoe Bend, and Rainbow Bridge, Page sits at the center of the “Grand Circle” of national parks and is widely regarded as the gateway to some of the Southwest’s most photographed landscapes. Boating, hiking, slot-canyon tours, and fishing on Lake Powell’s 1,960 miles of shoreline draw visitors from around the world.

Though modest in permanent population — roughly 7,500 residents within city limits — Page functions as the primary commercial, service, and hospitality hub for a vast surrounding area spanning the Arizona-Utah border and the northern edge of the Navajo Nation. The city and greater Lake Powell area welcome an estimated 3 million-plus visitors annually, a volume that sustains a retail, lodging, and food-service economy far larger than the resident population alone would suggest. Page Municipal Airport, with a 5,500-foot paved runway and scheduled service to Phoenix, supports both

visitor traffic and general aviation, reinforcing Page’s role as a regional access point.

Tourism and recreation form the backbone of the local economy, with the majority of area employers concentrated in retail trade and visitor services and significant seasonal hiring peaks from March through November. The federal government is another cornerstone employer, with the National Park Service headquartering Glen Canyon National Recreation Area operations in Page and the Bureau of Reclamation managing Glen Canyon Dam, one of the largest hydroelectric facilities in the western United States. Coconino Community College’s Page campus rounds out the local institutional base, supporting workforce training for area residents.

Page’s identity as a durable, high-traffic gateway community — anchored by federal land management, hydroelectric infrastructure, and a steady influx of national and international visitors — provides a resilient and recreation-driven customer base for hospitality, retail, and service-oriented commercial enterprises.

Market Overview



Page Municipal
Airport

Subject Property

Lake Powell Blvd

Navajo Dr

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