

For sale

6401 N US-89 | Flagstaff, AZ

Prime Space for Medical, Professional, or Community Impact

NEC US-89 & Snowflake Drive

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Property Overview

This highly adaptable property presents an exceptional opportunity for medical, professional, or community-oriented use on 2.13 acres. Conceptual plans for medical conversion are available, offering a streamlined path for future development. The building is 6,700 SF features a flexible layout with a blend of private offices, large classrooms, and specialized spaces to accommodate a wide range of users.

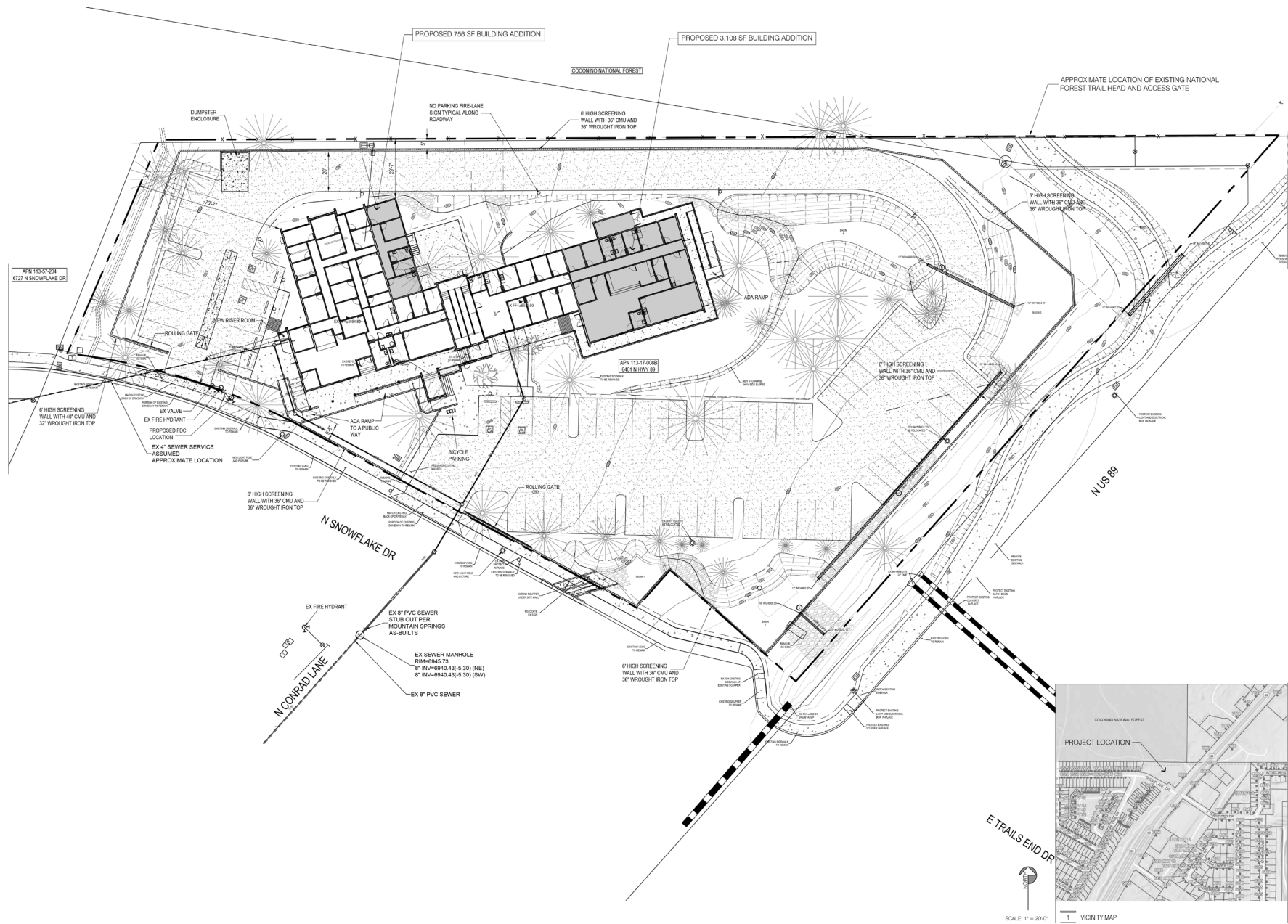
- Expansive auditorium with adjoining kitchen, ideal for gatherings and events
- Separate men’s and women’s restrooms, each with two stalls
- Multiple private offices, including two oversized offices suitable for classrooms or executive use
- Secure outdoor yard with perimeter fencing
- Direct trailhead access from the on-site parking area
- Dual exterior entrances with ADA-compliant ramp access
- Ample parking capacity:
 - 37 front parking spaces, including 2 ADA-compliant
 - 11 rear parking spaces, including 2 ADA-compliant
 - Parking Ratio: 7.73 spaces per 1,000 SF

Property Summary

Listing price:	\$1,929,600 \$288 psf
Available size:	6,700 sf
Year built:	1996
Zoning:	HC



Conceptual Site Plan



Photos



Trade area





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