



205 S. GABEL STREET, FLAGSTAFF | ARIZONA

Industrial Property in Prime Location

This exceptional Light Industrial development opportunity encompasses 4 parcels totaling 1.03 acres. The property offers strategic positioning with future frontage on Lone Tree Road following the completion of the widening project.



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

For Sale:
1.03 Acres
Inquire for
Price

Contact:

TREVOR CALL
Licensed Agent
928 440 5450
Trevor@KellyandCall.com



Property Overview

Total Parcels: 4 parcels
Zoning: Light Industrial
Total Area: Approximately 1.03 acres

Parcel Breakdown

Parcel 104-01-014A

- Size: 0.47 acres
- Improvements: Existing 5,400 sq ft office/warehouse building
- Status: Currently occupied with a month-to-month lease

Parcel 104-01-015

- Size: 0.16 acres
- Current Use: Gravel parking lot

Parcel 104-01-016A

- Size: 0.16 acres
- Current Use: Gravel parking lot

Parcel 104-01-018C

- Size: 0.24 acres
- Current: Gravel parking lot (previous buildings demolished)

Strategic Location Benefits

- Light Industrial zoning allows for diverse commercial and industrial uses
- Future frontage on Lone Tree Road upon completion of the road widening project
- Proximity to 504 E Butler Avenue property



Contact:

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Real Estate and Business Brokerage