



187 North 200 East | Fredonia, AZ

Fredonia Commercial Property for Sale

This is a rare opportunity to acquire a well-maintained, single-story commercial property situated on 0.23 acres in the heart of Fredonia, ideally positioned adjacent to Fredonia Elementary and High Schools. The 1,230 SF facility presents compelling flexibility for a variety of end uses, including professional office, community services, or residential/duplex conversion.



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

For Sale:
\$149,900
.23 Acres

Contact:

KEVIN B. CALL
Designated Broker
Principal
Phone: 928 440 5450
Kevin@KellyandCall.com

PROPERTY HIGHLIGHTS

Property Type: Commercial
Total Land Area: 0.23 Acres
Building Size: 1,230 Square Feet
Stories: Single Story
Year Built: 1997
Previous Occupant: The Church of Jesus Christ of Latter-day Saints
Condition: Good — Structure Sound, Low Maintenance Property
Material: Brick

LOCATION OVERVIEW

The property enjoys a strategically desirable location in Fredonia, offering excellent visibility and accessibility. Key locational attributes include:

- Ideally situated adjacent to Fredonia
- Elementary and High Schools
- Strong community presence with established neighborhood recognition
- Broad local accessibility supporting a range of commercial or residential uses



INTERIOR OVERVIEW

The building features a large classroom, private office, entrance foyer, men's and women's restrooms, and a kitchen/workspace equipped with a sink, microwave, and refrigerator. Additional amenities include a hallway water fountain and built-in cabinetry throughout. The space is well maintained and in excellent condition.

POTENTIAL USES

The property's compact footprint and solid structure make it well-suited for a variety of development scenarios, including but not limited to:

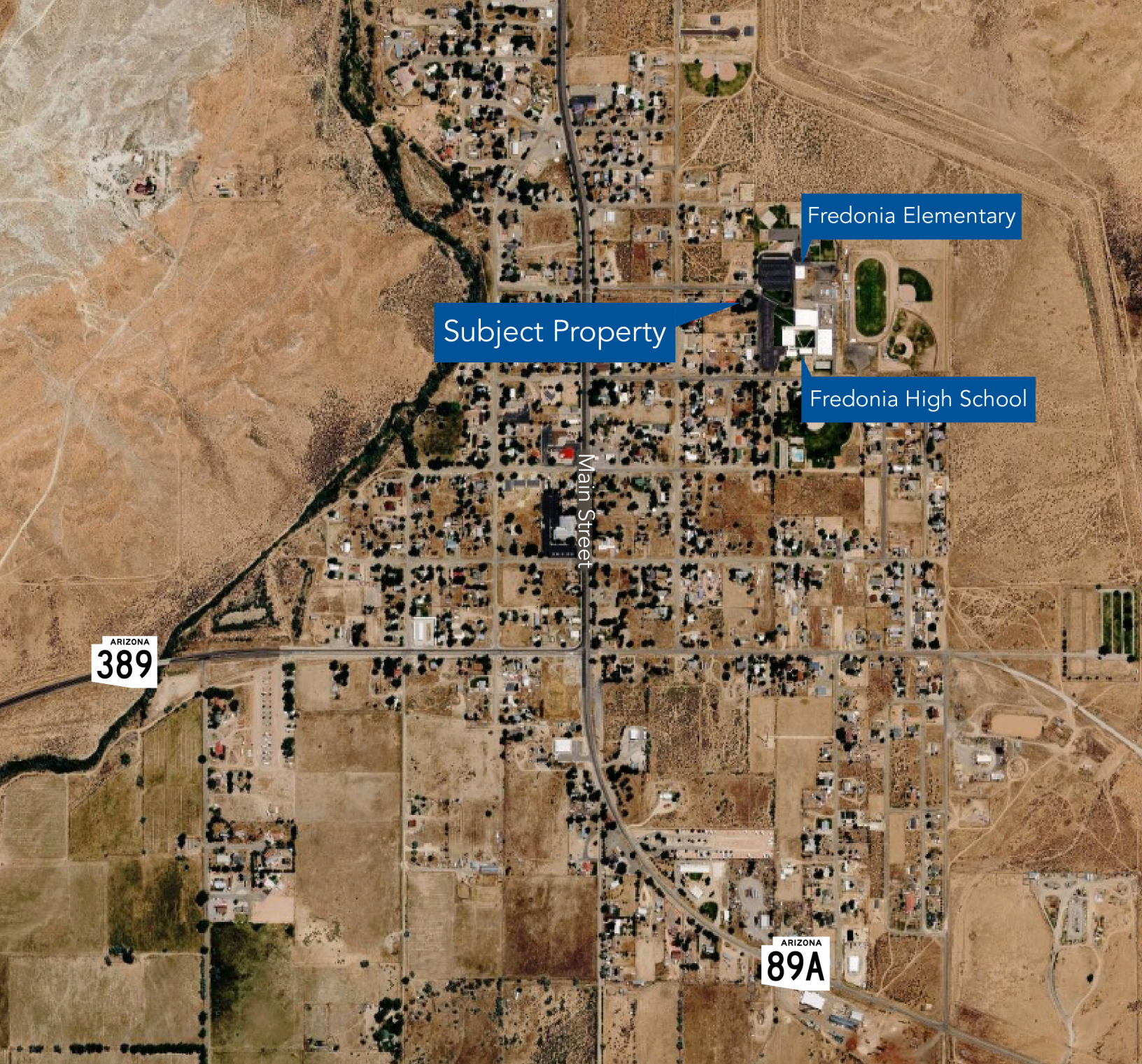
- Professional or medical office space
- Community services, non-profit, or faith-based organization headquarters
- Residential conversion — single-family or duplex
- Educational or childcare facility
- Government or civic use

PROPERTY CONDITION

The subject property has been conscientiously maintained throughout its operational history. The single-story brick structure, built in 1997, presents in good overall condition with sound structural integrity suitable for immediate occupancy or efficient repositioning. The interior of the building includes hardwood doors, metal door frames, and two restrooms. Prospective buyers are encouraged to conduct their own due diligence inspections.

Property Overview





Contact Us:

Kevin B. Call, CPA

Designated Broker

Principal

Phone: 928 440 5450

Kevin@KellyandCall.com

Rob Gerlak

Principal

Phone: 928 440 5450

Rob@KellyandCall.com

Becki Whitehead

Agent

Phone: 928 440 5450

Becki@KellyandCall.com

