

For sale

6401 N US-89 | Flagstaff, AZ

Prime Space for Medical, Professional, or Community Impact

NEC US-89 & Snowflake Drive

KELLY CARLON, VICE PRESIDENT

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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

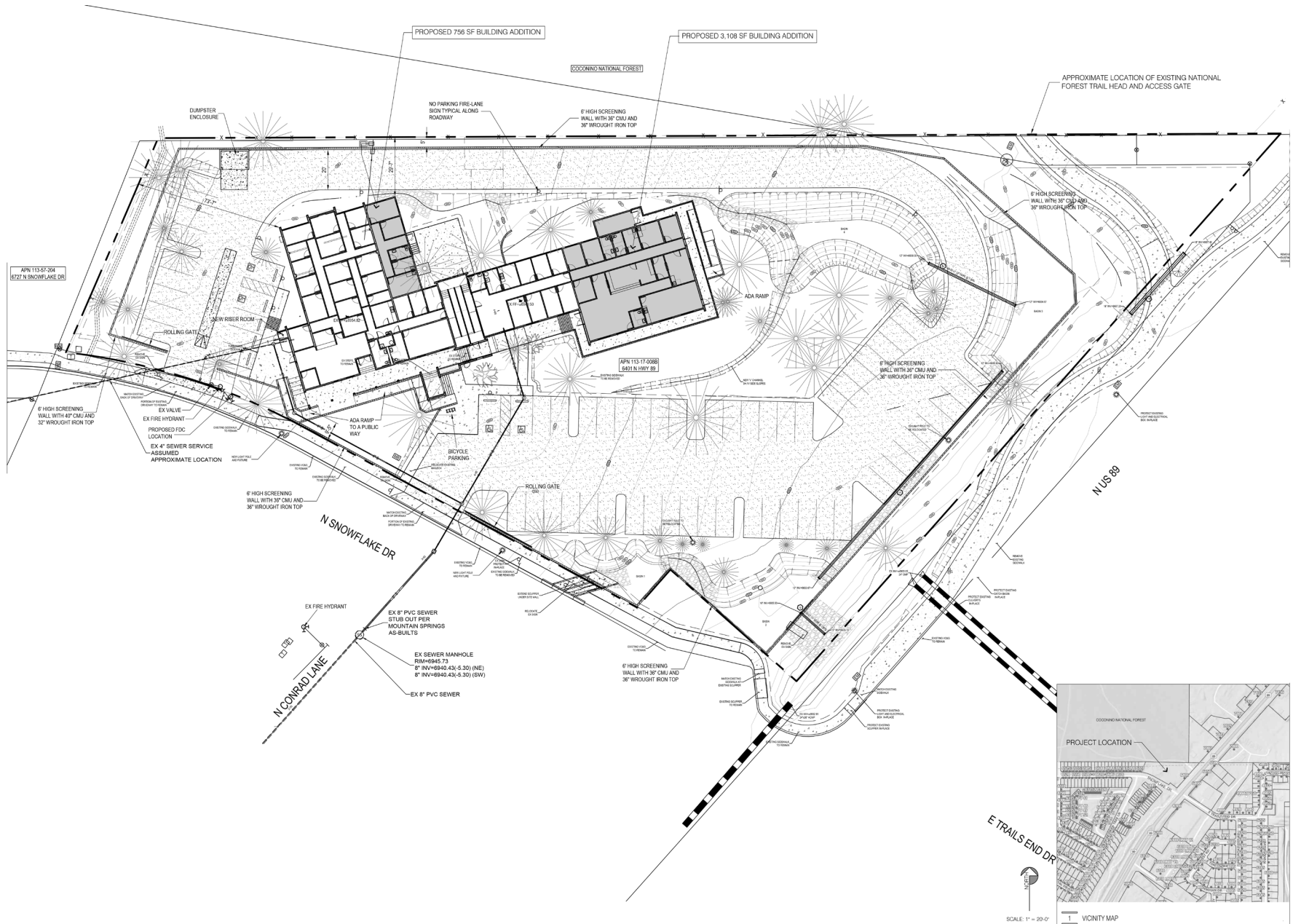
Listing price: \$1,890,000 | \$282 psf

Available size: 6,700 sf

Year built: 1996

Zoning: HC

Conceptual Site Plan





Trade area



Tuba City
Regional Health Care Corporation

SAFeway
FOOD & DRUG

CHASE

McDonald's

savers

JCPenney

desert FINANCIAL
CREDIT UNION

Dillard's

Bank of America

planet fitness

STARBUCKS
COFFEE

PANDA EXPRESS
CHINESE KITCHEN

HOBBY LOBBY

Northern Arizona Healthcare

SHIELD
STORAGE

QUAIL
CONSTRUCTION

Wendy's

verizon

CHIPOTLE
MEXICAN GRILL

DEL TACO

NACKARD
PEPSI
EST. 1945

SUBARU

NISSAN

TOYOTA

VW

Mercedes-Benz

HONDA

Jeep

RAM

Harkins
Theatres

goodwill

Storage
Sense

Nestlé
PURINA

THE HOME
DEPOT

ROSS
DRESS FOR LESS

OLD NAVY

Tuesday Morning

PETCO

BEST BUY

WORLD MARKET

Marshall's

DOLLAR TREE

HARBOR FREIGHT
QUALITY TOOLS LOWEST PRICES

CVS

TACO BELL

O'Reilly
AUTO PARTS

Great
Clips



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