

# RARE DOWNTOWN FLAGSTAFF VACANT LAND

EXCLUSIVE LISTING | NWC ELDEN STREET & BIRCH AVENUE | FLAGSTAFF, ARIZONA



**LOCATION** Property is located on the NWC of Elden Street & Birch Avenue in Downtown Flagstaff, Arizona

**PRICE** Submit

**SIZE** ±0.62 acres

**PARCELS** 101-16-009, 101-16-010, 101-16-011

**PROPERTY TAXES** \$4,632.78

**UTILITIES** The site is within the city of Flagstaff  
Water & Sewer - City of Flagstaff  
Natural Gas - Unisource  
Electric - APS  
Telephone- Century Link

**ZONING** CB - Central Business  
The Central Business (CB) Zone applies to the central core area which is appropriate for accommodating retail commercial, personal services, and governmental, business, financial, professional, and general offices.

**100% mult-family project allowed via a "Planned Residential Development with CUP"**

**COMMENTS** This prime parcel is located 2 blocks from Heritage Square (the heart of Downtown Flagstaff) and less than 1.5 miles from Northern Arizona University.

Mike Schwab | mschwab@landadvisors.com

4900 North Scottsdale Road, Suite 3000, Scottsdale, Arizona 85251 ph. 480.483.8100 | www.landadvisors.com

The information contained herein is from sources deemed reliable. We have no reason to doubt its accuracy but do not guarantee it. It is the responsibility of the person reviewing this information to independently verify it. This package is subject to change, prior sale or complete withdrawal. AZCoconino189658-8.18.17

 Land Advisors<sup>®</sup>  
ORGANIZATION



# SURROUNDING AREA MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com





# PROPERTY DETAIL MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com





# PROPERTY DETAIL MAP

Mike Schwab | 480.483.8100 | www.landadvisors.com

