

For SALE

1.88 ACRE LOT ON HISTORIC ROUTE 66

2511 Historic State Route 66 Lot 12 Flagstaff, AZ

**Restaurant – Retail
Lot available next 2
new Hotels to be
constructed in 2018.**

**High visibility at
lighted intersection .**

**Area developing with
a new Walgreens
across the street.**

**To the west of the
subject property is
the new Sportsman's
Warehouse, Texas
Roadhouse, National
Bank, within a few
blocks FRY's Food/
gas station, Historic
Old Town Flagstaff &
more.**

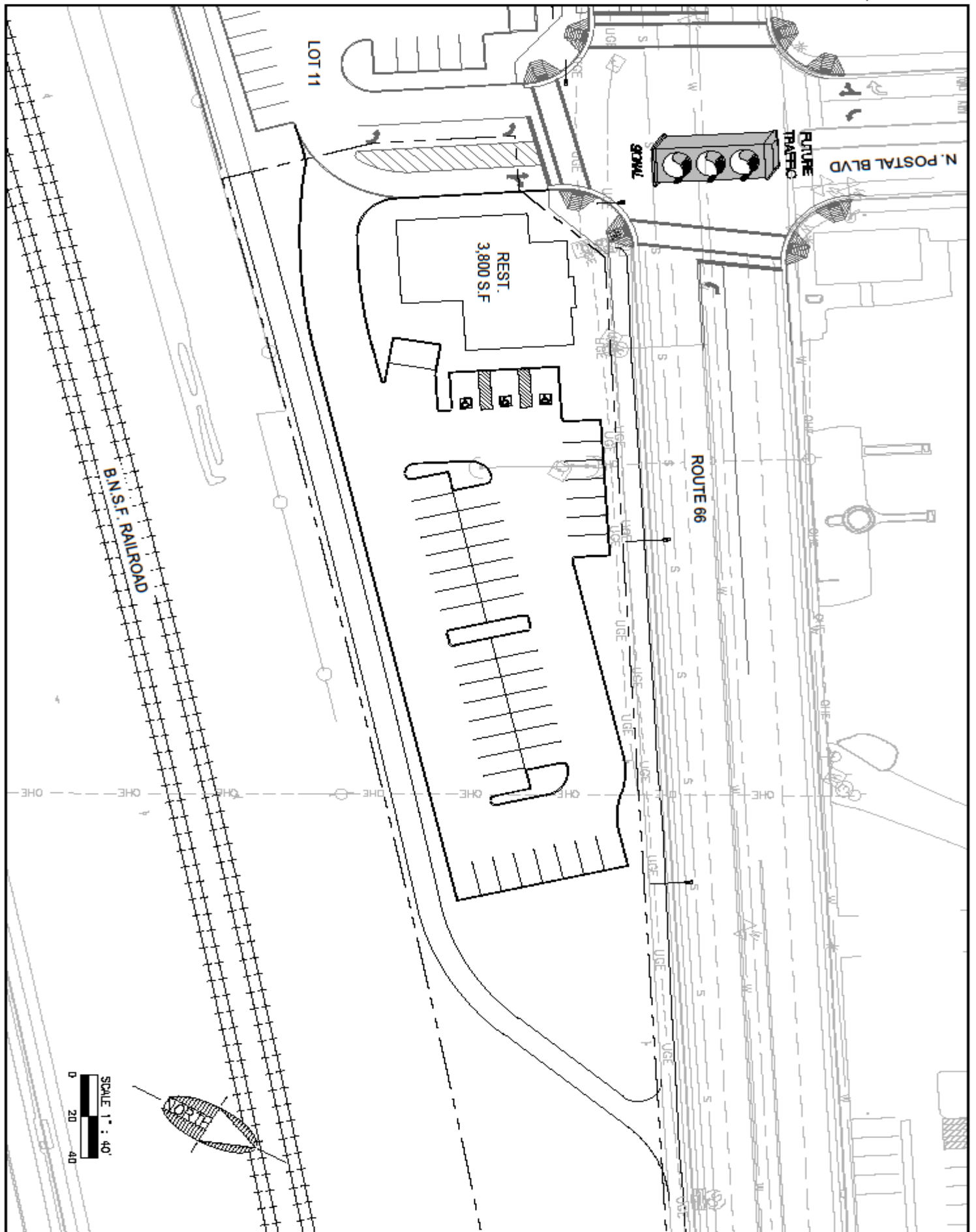
**Lot 9 is also available
at the corner of
Historic Route 66 &
4th Street.**



- ZONED HC
- LOT 12, 1.88 ACRES, AT LIGHTED INTERSECTION OF HISTORIC ROUTE 66 & POSTAL WAY
- GATEWAY TO THE GRAND CANYON, SNOW BOWL & MORE
- GROUND LEASE OR BUILD TO SUIT MAY BE NEGOTIATED
- UTILITIES DELIVERED TO LOT LINE

FOR MORE INFORMATION CONTACT:
Deborah Butitta, Commercial Broker
azbutittta@gmail.com

CARRERA INVESTMENTS, LLC
928.308.1117 cell
Prescott, AZ



Call at least two full working days before you begin excavation.



Dist 8-1-1 or 1-800-514-2111 (TWC-5141)



Shepherd & Wenzinger, Inc.

110 W. Dale Avenue
Flagstaff, AZ 86001
928.773.0394
928.771.8931 fax
www.svi.com

JOB NO: 17043
DATE: JUL 17
SCALE: AS SHOWN
DESIGN: JTC
DRAWN: JCT
CHECKED: GCS

TRAX EAST

LOT 12 STRIPING EXHIBIT

FLAGSTAFF ARIZONA

SHEET

2

of 2