



FOR SALE

CREEKSIDE SEDONA COMMERCIAL BUILDING

25 SCHNEBLY HILL RD
SEDONA AZ 86336

+/- 5,612 SF ON 3 LEVELS W/
ELEVATOR LOCATED ON OAK CREEK

VACANT AND IDEAL FOR 6 UNIT
BOUTIQUE INN

LOCATION! LOCATION! LOCATION!

OFFERED @ \$4,995,000



LISTING BROKER:

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COMPANY WEBSITE

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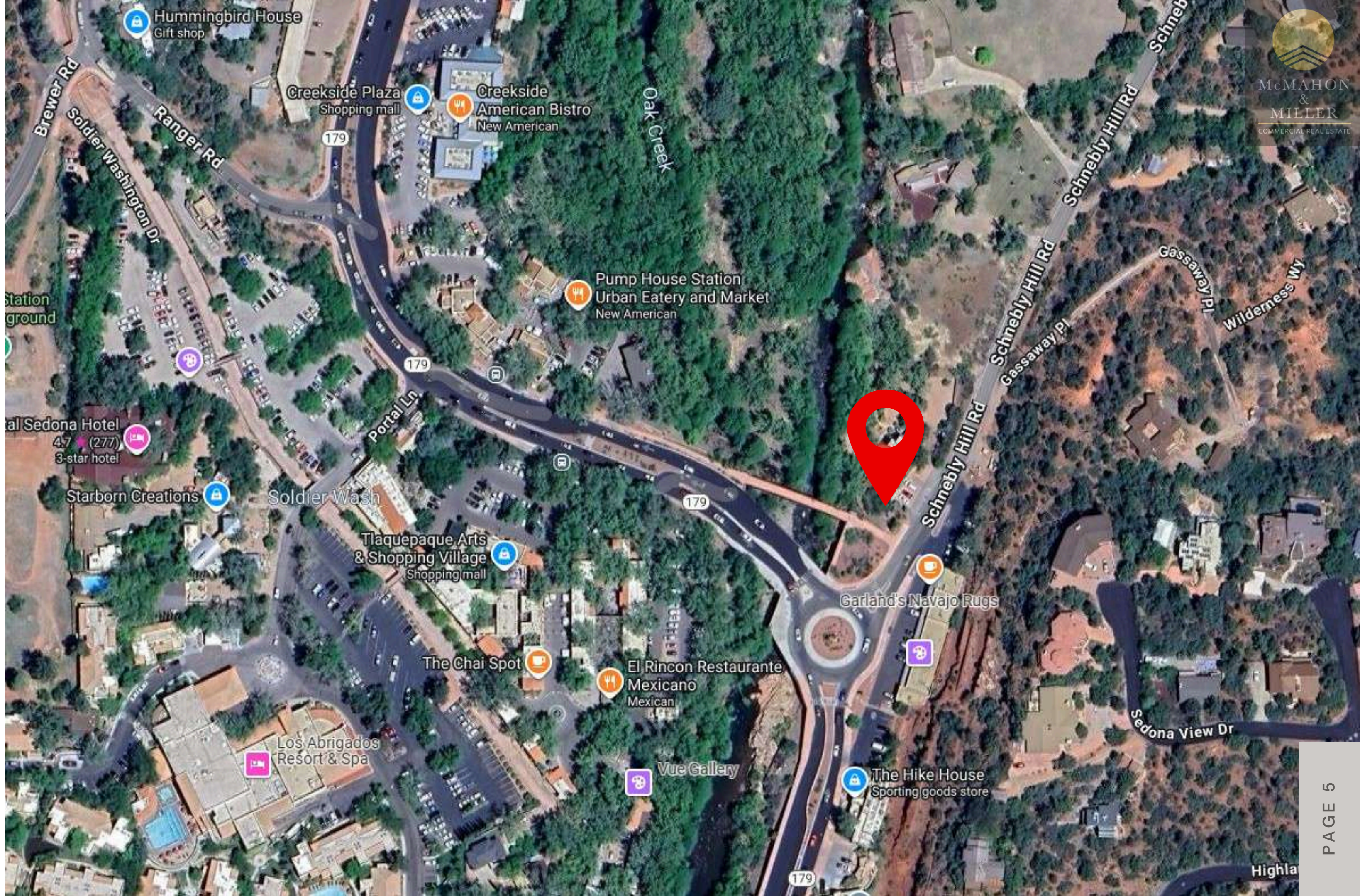
PHOTOS



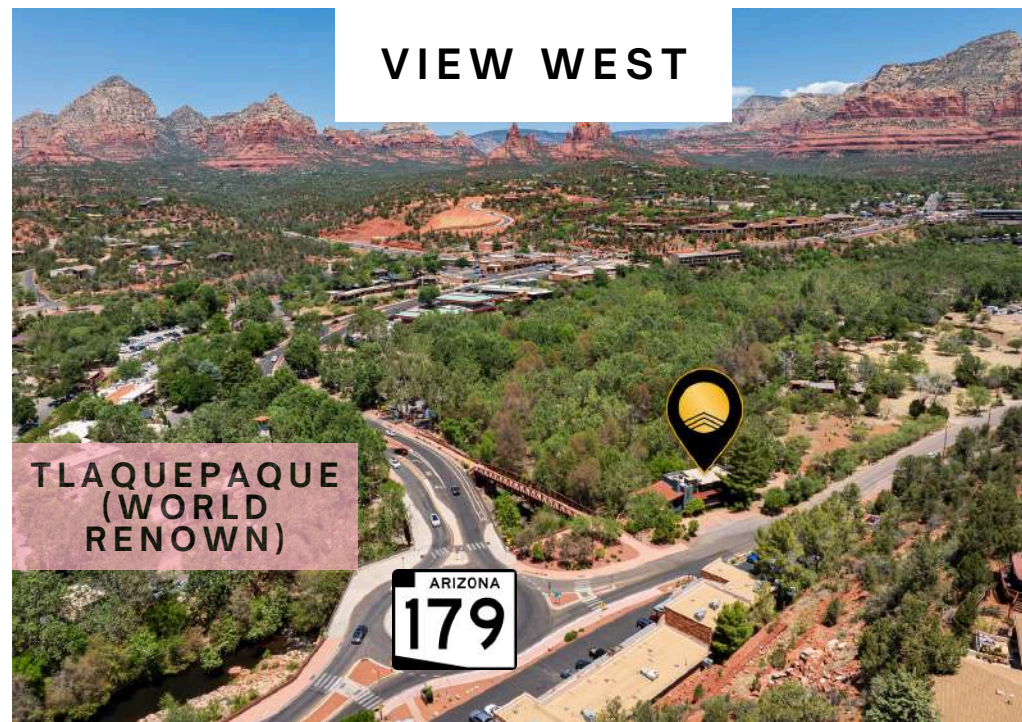
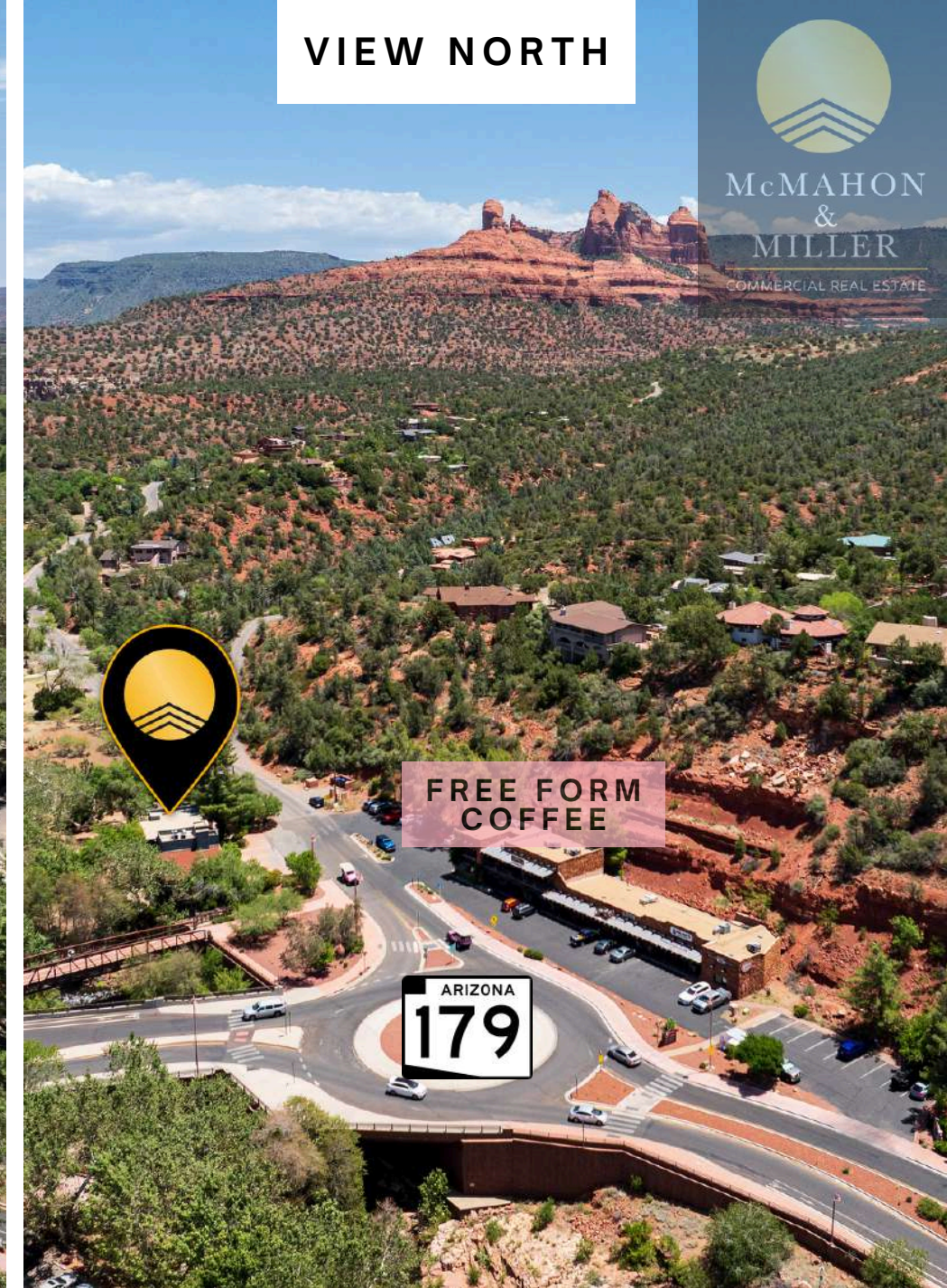
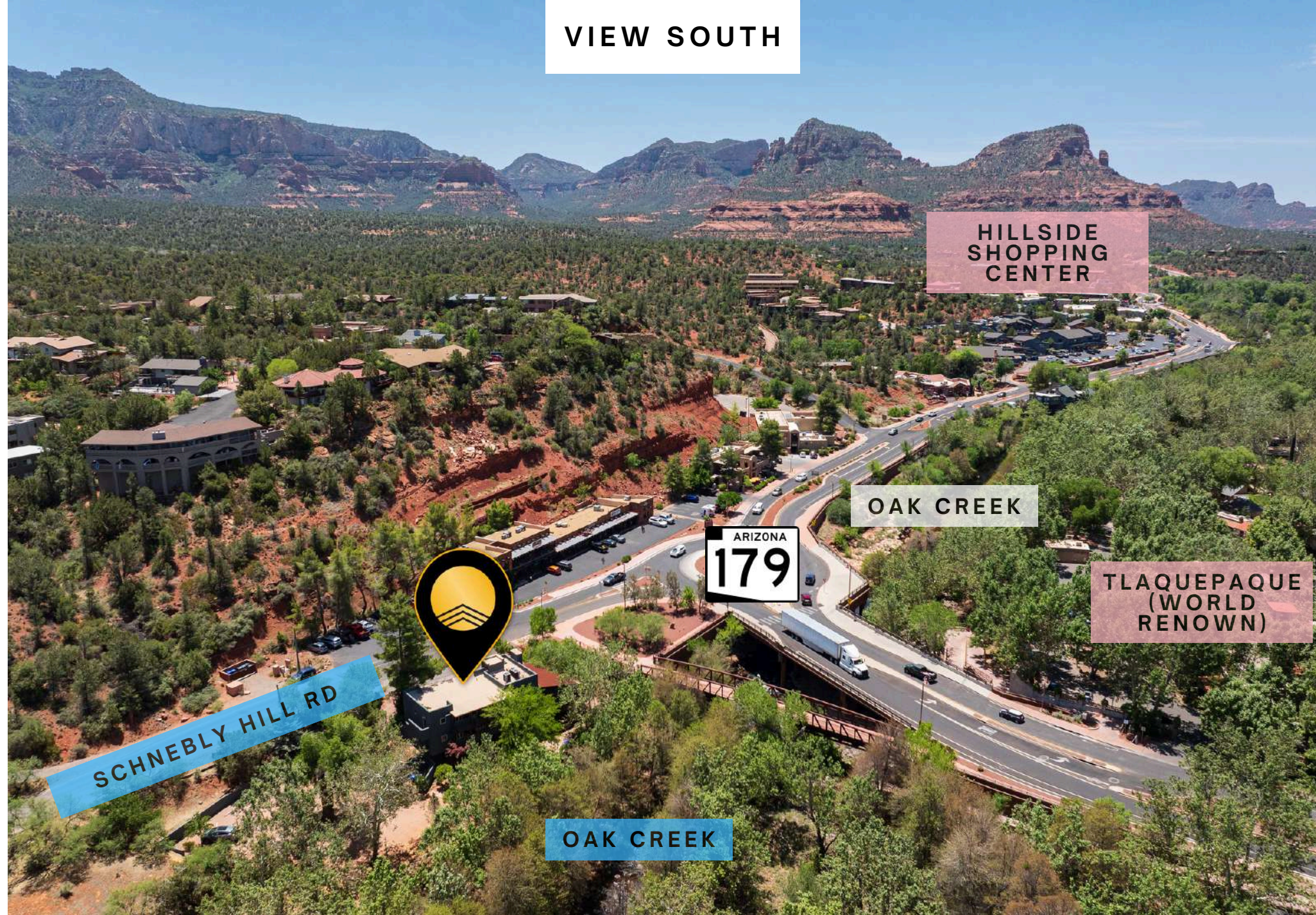
CREEK / PATIO / PARKING



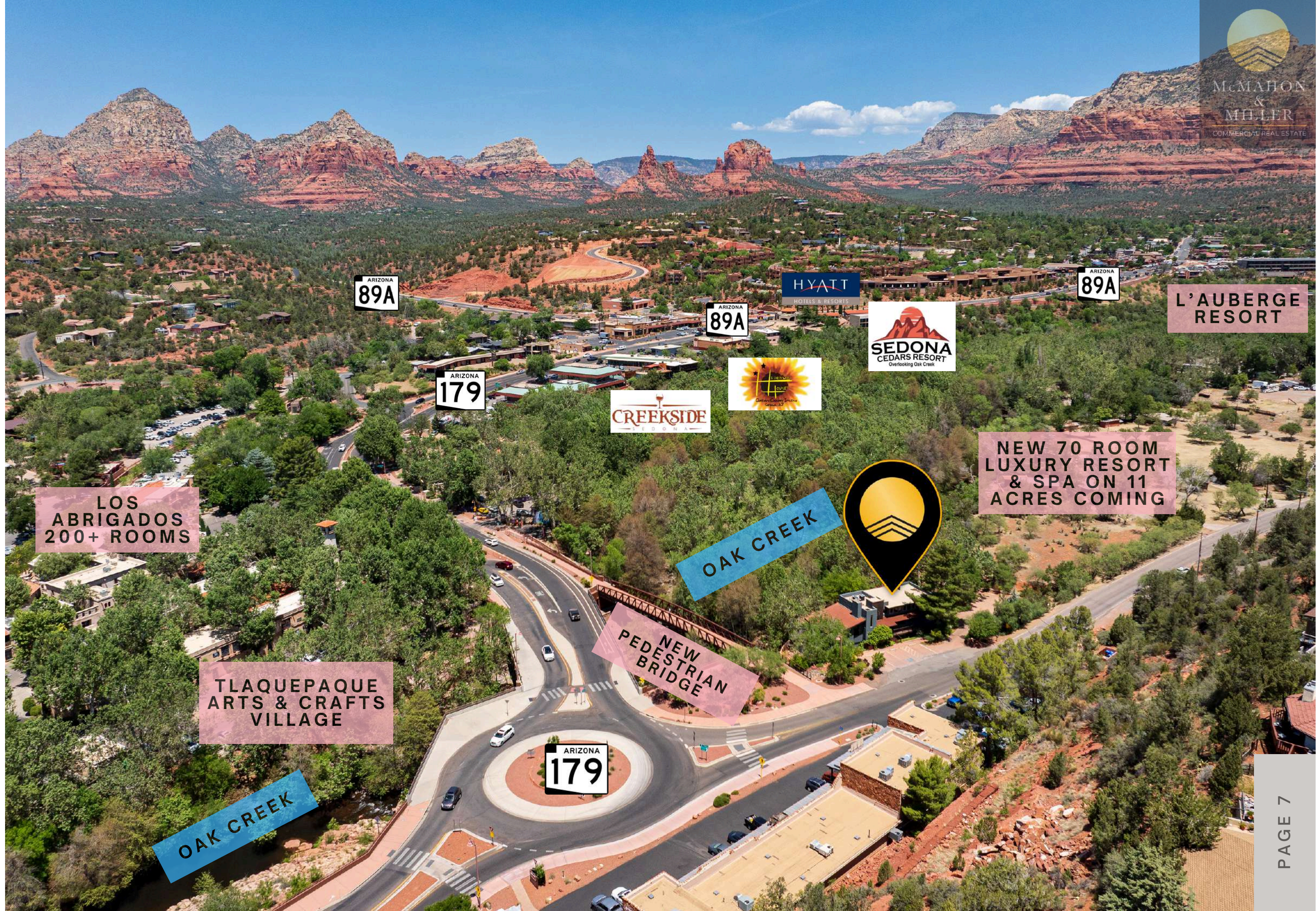
SITE



AERIAL PHOTOS



AERIAL PHOTO



SEDONA, AZ

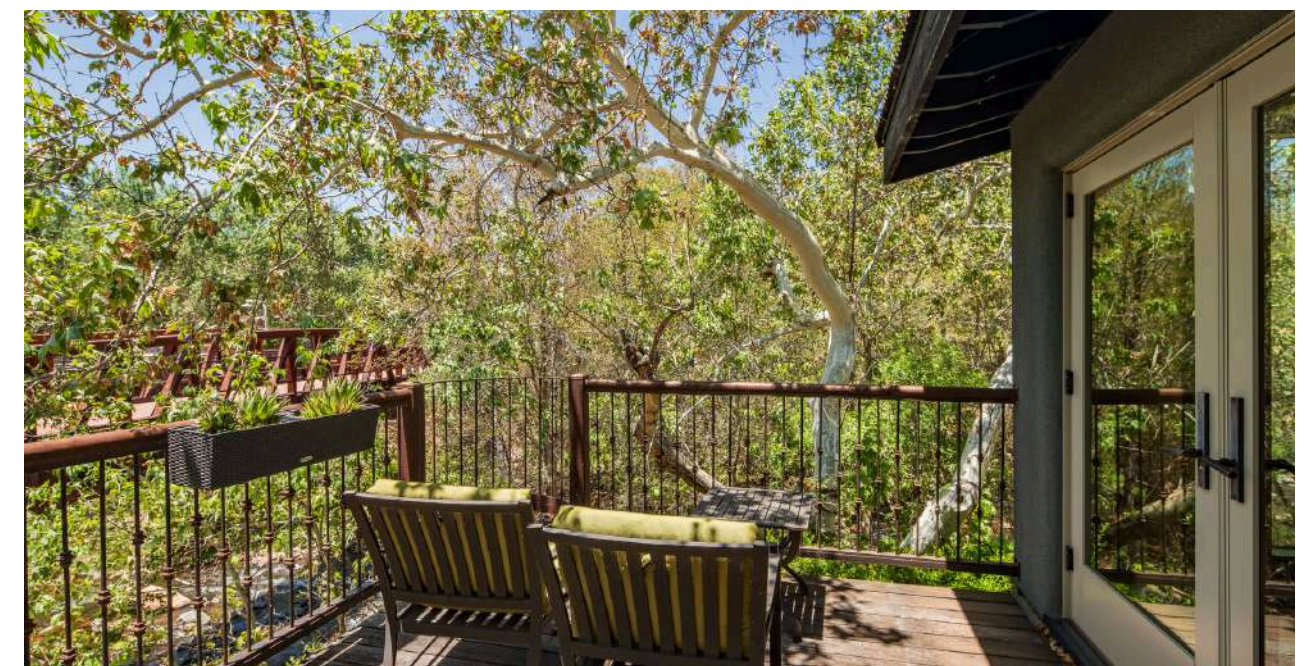
Now available for sale, this exceptional piece of real estate sits in a prime location in the heart of Sedona, offering a serene setting like nothing else in town, yet walkable from it all. This is an absolute stunner that must be experienced in person!

Sedona, Arizona, is a mesmerizing destination renowned for its unparalleled natural beauty and captivating landscapes. Nestled amidst the majestic red rock formations of the Coconino National Forest, Sedona boasts a unique blend of rugged wilderness and serene charm that attracts visitors from around the world.

The distinctive red sandstone formations, sculpted by millions of years of geological processes, create a breathtaking backdrop that is both awe-inspiring and spiritually rejuvenating. Towering rock formations such as Cathedral Rock, Bell Rock, and Snoopy Rock dominate the skyline, offering spectacular vistas and endless opportunities for outdoor exploration and adventure.

Sedona's natural beauty and thus tourist appeal makes it an ideal destination for business owners. Properties in West Sedona offer tourist and local curb appeal, making them great business opportunities in one of the most enchanting landscapes in the United States.

With a population of $\pm 10,000$ in City limits, yet an average daytime population of 50,000–80,000+ depending on season, Sedona boasts a small-town feel, yet big city amenities fill the area. Metropolitan Phoenix/Scottsdale (± 90 miles south) is less than a two-hour drive away on Interstate 17. And to the north, the cool mountain town of Flagstaff (± 50 miles north) is home to Northern Arizona University and draws visitors for winter sports such as skiing and snowboarding. Sedona Airport can accommodate smaller planes and small turbojets, while Flagstaff Pulliam Airport (± 26 miles north) provides service to Phoenix and Dallas/Fort Worth via American Airlines and Denver via United Airlines. The largest and busiest in Arizona, Sky Harbor International Airport (± 90 miles south), is among the largest commercial airports in the United States. The Sedona Verde Valley area offers two medical centers, two higher education options along with a multitude of restaurants, wineries, and award-winning resorts. Points of interest include the Arizona Snowbowl, Verde Valley, Grand Canyon Railways, and Montezuma Castle National Monument.



OFFERING SUMMARY

OFFERING PRICE	\$4,995,000 / \$890 PSF
HIGHEST & BEST USE	6 UNIT BOUTIQUE INN
ADDRESS	25 SCHNEBLY HILL RD, SEDONA AZ 86336

+/- 5,612 SF

BUILDING

2001 / 2014

BUILT / RENO

CO

ZONING - [LINK](#)

0.78 AC

LOT SIZE

3

LEVELS

23

PARKING STALLS

160'

CREEK FRONTAGE

CLASS 'A'

CONDITION

[CLICK HERE](#)

VIRTUAL TOUR

[CLICK HERE](#)

AERIAL VIDEO

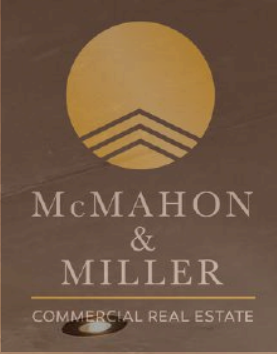
PROPERTY DESCRIPTION

This incredible commercial property is a rare find in Sedona. Ideal conversion to 6 unit boutique inn w/venue potential. ADA accessible. Parking on-site. Two balconies. Fully gutted and remodeled in 2014 w/stunning finishes throughout. Lower level walks out to flagstone patio and greenery (flood zone AE) and located on OAK CREEK.

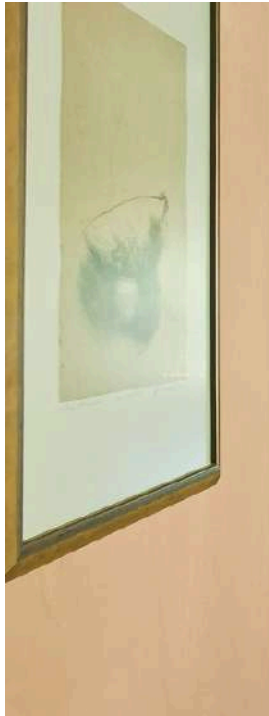
Walking distance to it all - there is truly NOTHING ELSE LIKE THIS IN SEDONA!



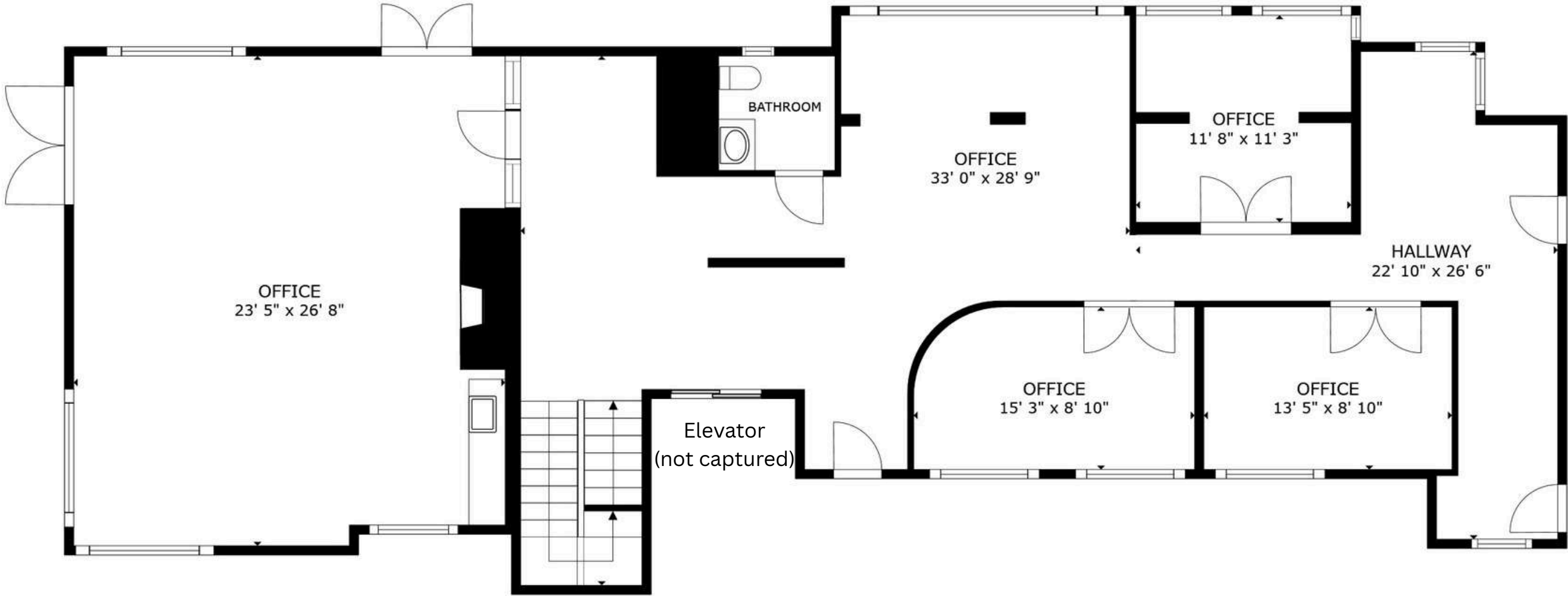
STREET LEVEL



STREET LEVEL (CONT'D)



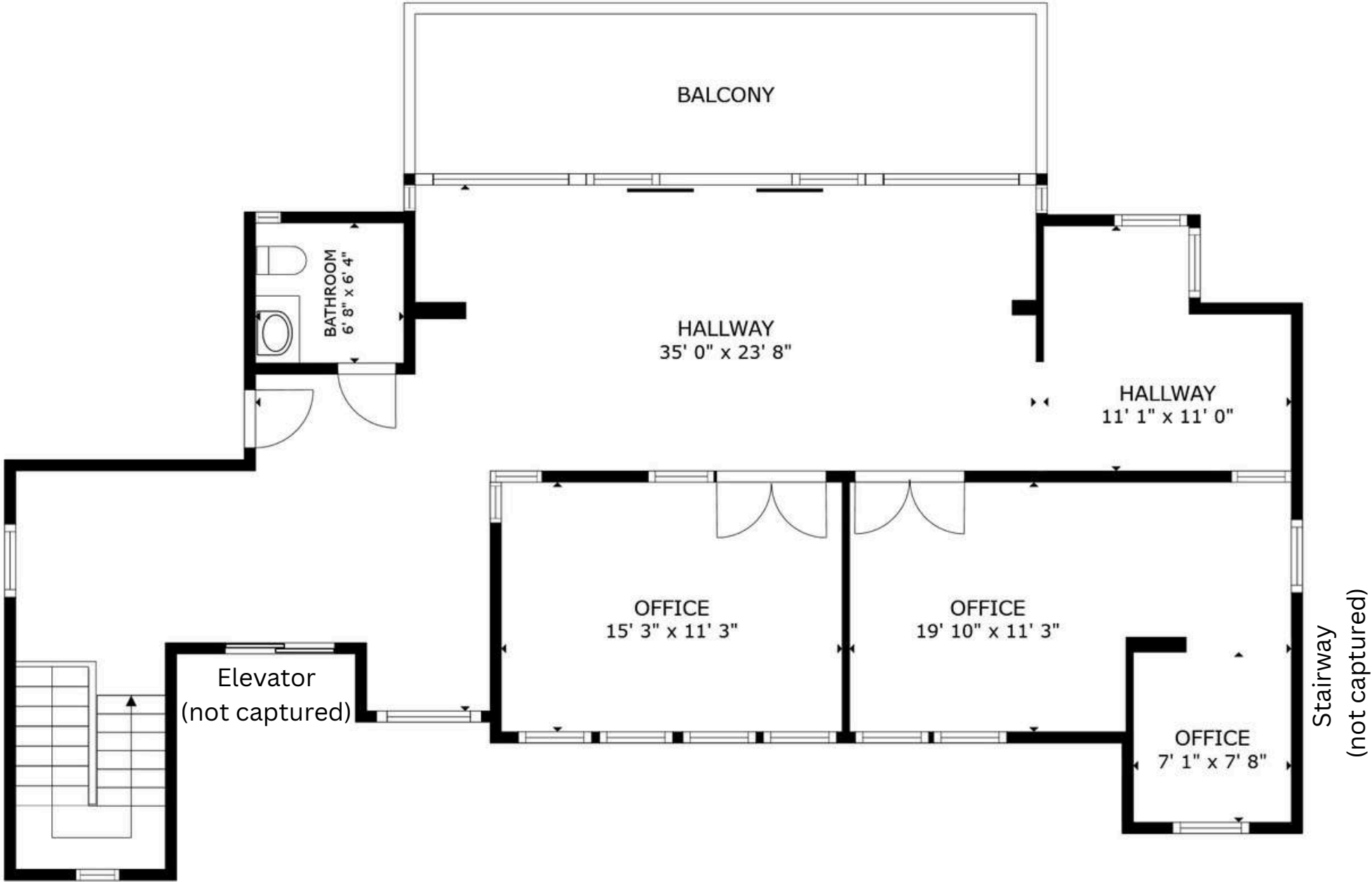
STREET LEVEL



TOP LEVEL



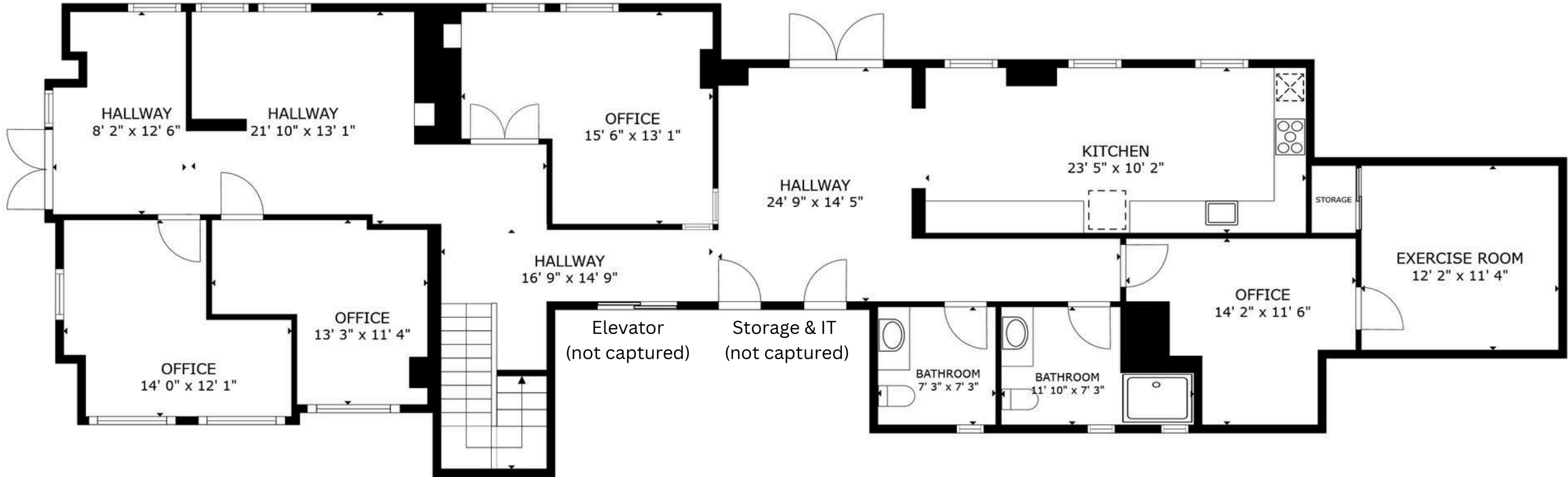
TOP LEVEL



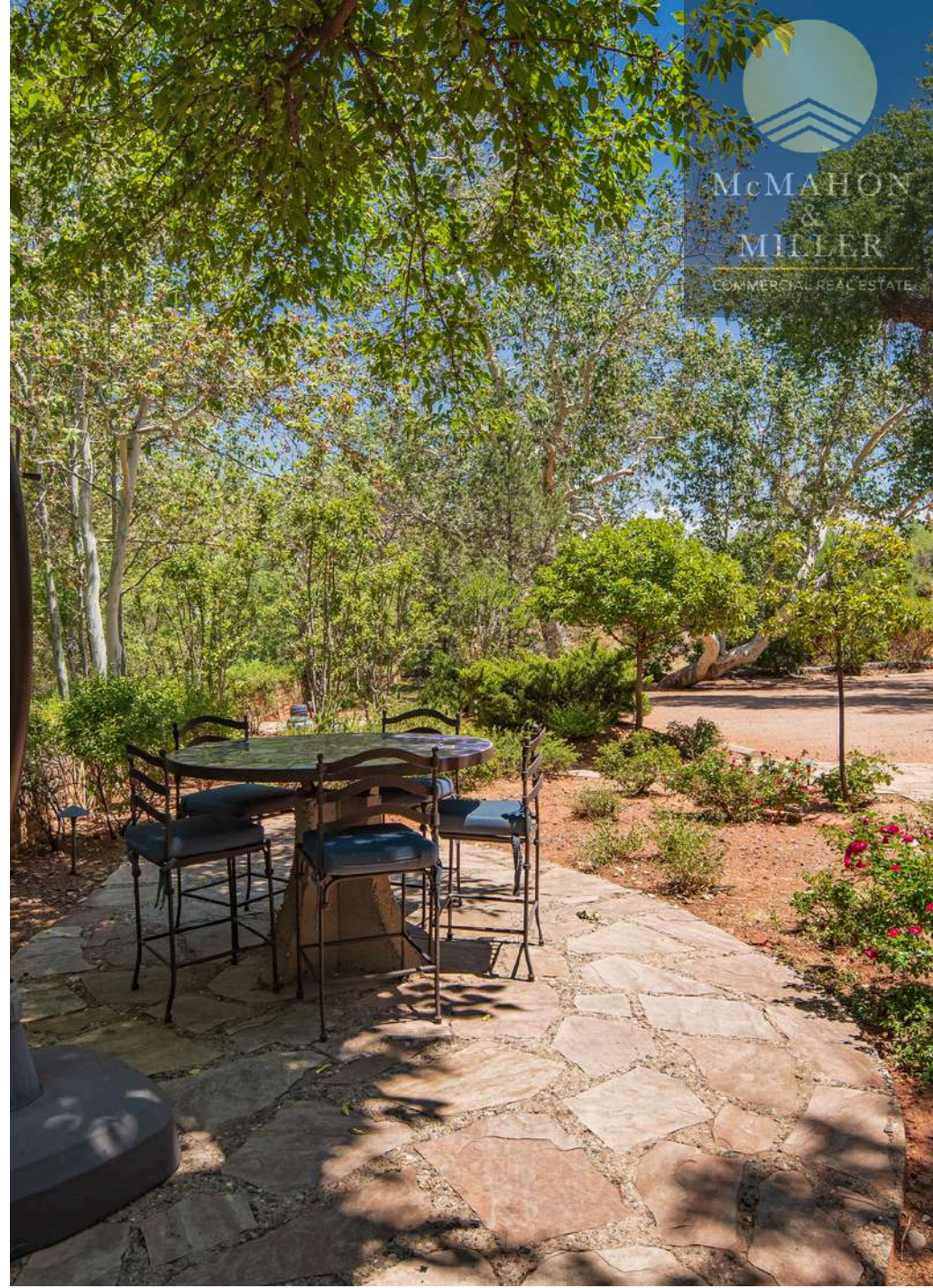
LOWER LEVEL



LOWER LEVEL



GROUNDS



INTERIOR



SEDONA

Location

- 45 min south of Flagstaff
- 2 hours north of Phoenix
- 2 hours south of Grand Canyon
- 4.5 hours southeast of Las Vegas
- 7 hours east of Los Angeles

Airports

- Phoenix Sky Harbor (100 miles)
- Flagstaff Pulliam (30 miles)
- Sedona Airport (West Sedona)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails
- Sits in the middle of 1.8 million acres of national forest
- Oak Creek, golf, restaurants, and shopping

Major Employers

- Enchantment Resorts: 570+
- L'Auberge De Sedona: 240+
- Hilton Resort: 197+
- Pink Jeep Tours: 170+

SEDONA, AZ



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



CONTACT INFORMATION

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