

FOR SALE

PLAZA WEST OFFICE & RETAIL CONDOS

2155 SR 89A, STE 109-113
SEDONA AZ 86336
4,000 SF ON STREET LEVEL FRONTING
MAIN ROAD SR 89A

LOCATION! LOCATION! LOCATION!

OFFERED @ \$699,000



LISTING BROKER:

PADRAIC HAWLEY

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COMPANY WEBSITE

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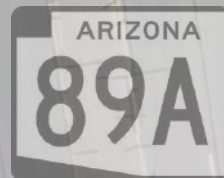
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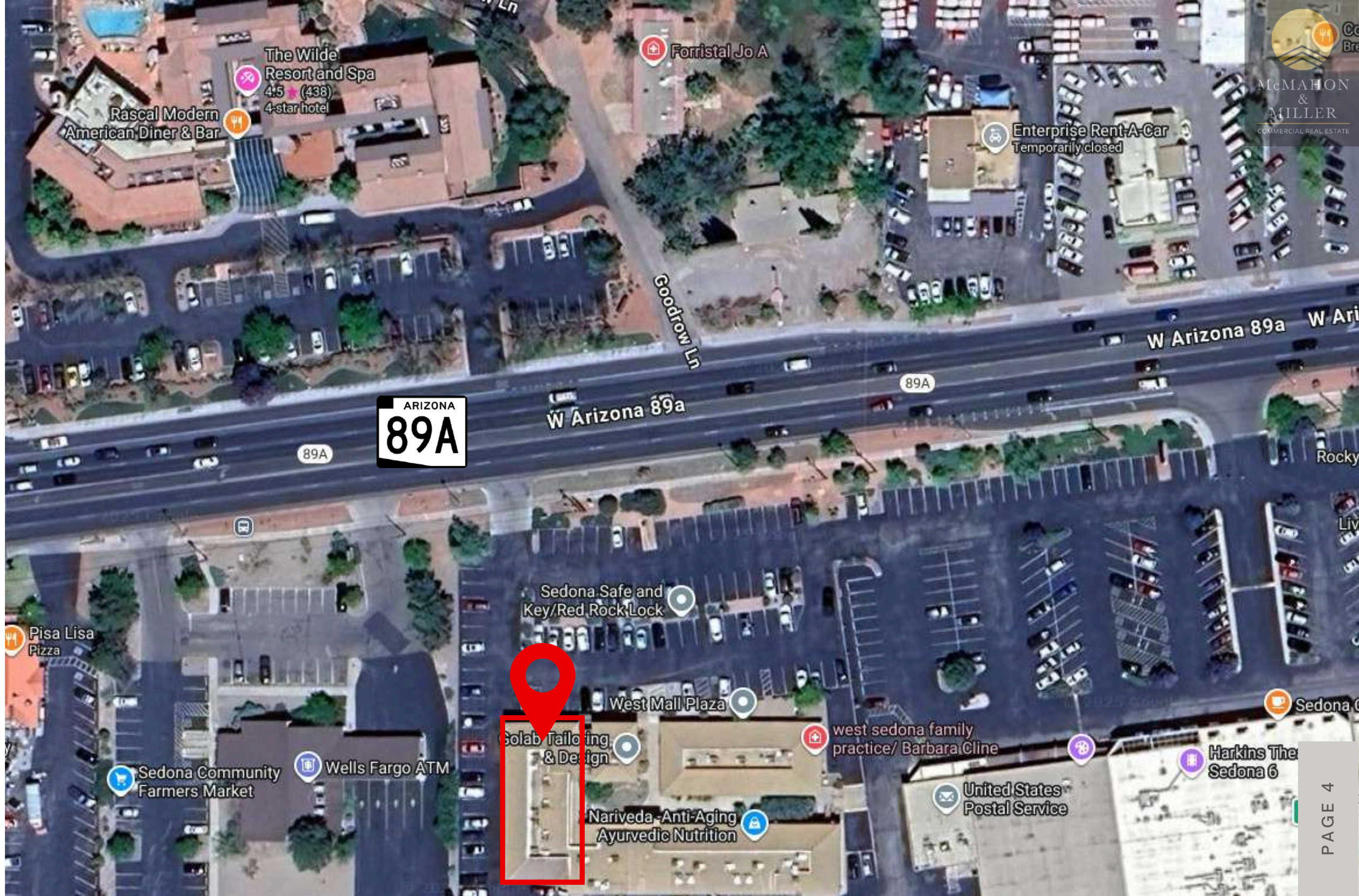


M&M COMMERCIAL - PLAZA WEST COMMERCIAL SUITES

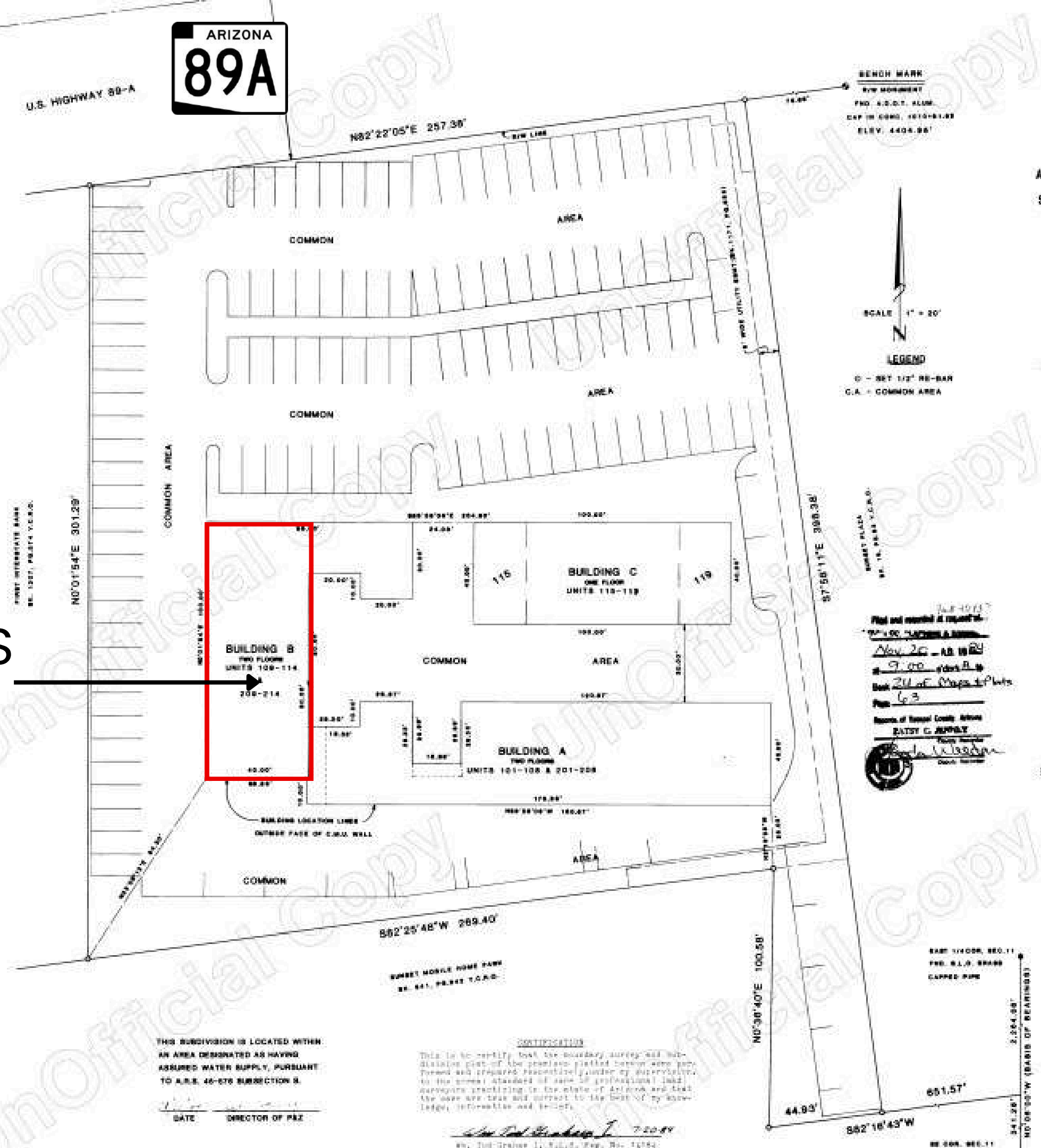
AERIAL PHOTOS



SITE



4,000 SF
CONTIGUOUS
END CAP
FRONTAGE



SEDONA, AZ

Now available for sale, this first floor end cap row of 5 units totaling over 4,000 sf is an absolute steal for the right person. Priced well below market, it is ideal for an owner-user OR investor that's willing to spend the time and money in order to generate a fantastic return.

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	\$699,000 / \$175 PSF
SIZE & USE	4,000 SF - OFFICE/RETAIL/PERSONAL SERVICES
ADDRESS	2155 SR 89A, STE 109-113, SEDONA, AZ 86336

4,000 SF

BUILDING

1983

BUILT

CO

ZONING - [LINK](#)

1ST

FLOOR

5 CONTIGUOUS

SUITES

75+ shared

PARKING STALLS

ENDCAP

SITE ORIENTATION

YES

ADA ACCESSIBLE

CLICK HERE

GOOGLE MAP LINK

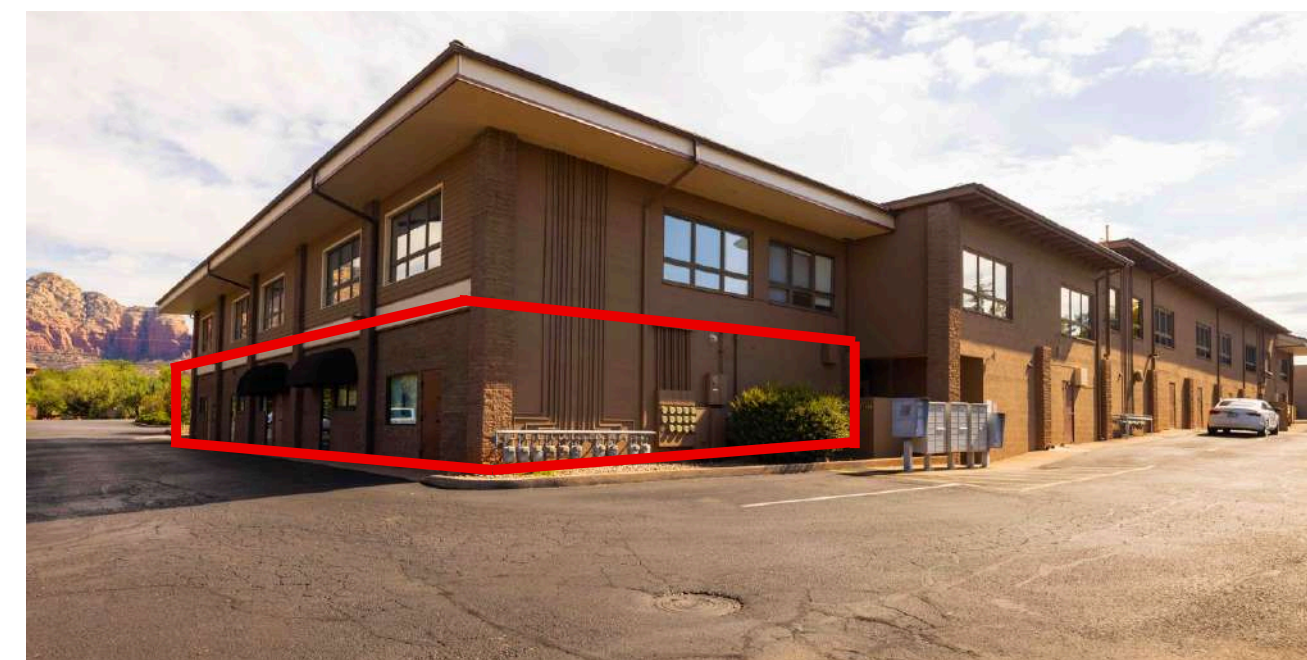
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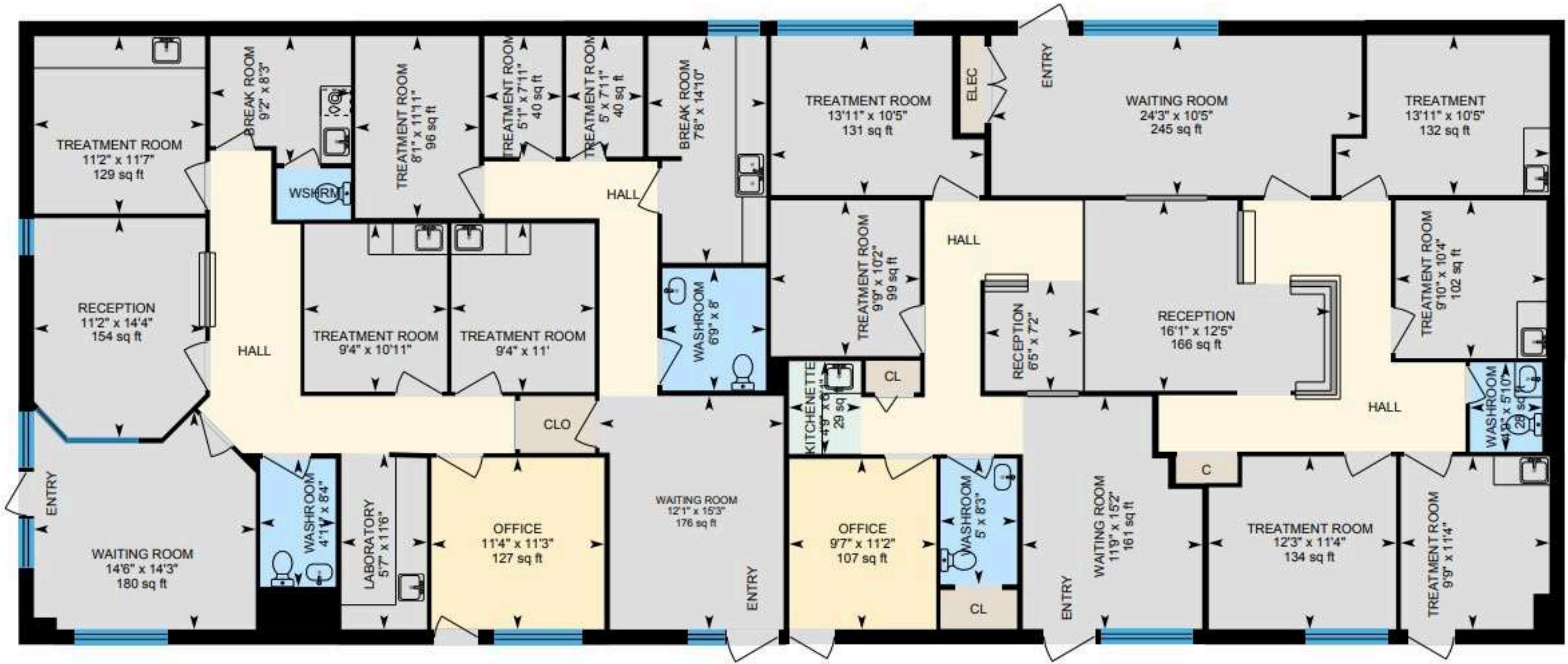
PROPERTY DESCRIPTION

Located on in the heart of West Sedona, these contiguous commercial condo units are priced to move. Currently set up as 4 rentable units, spaces could use a fresh white wall treatment and be ready to market for lease OR can be perfect for an owner-user for some or all. There is significant upside potential as comps in this plaza are \$225 PSF and up and those are often not frontage or on the first level.

Ideal for medical/spa/salon/office etc.



FLOOR PLAN



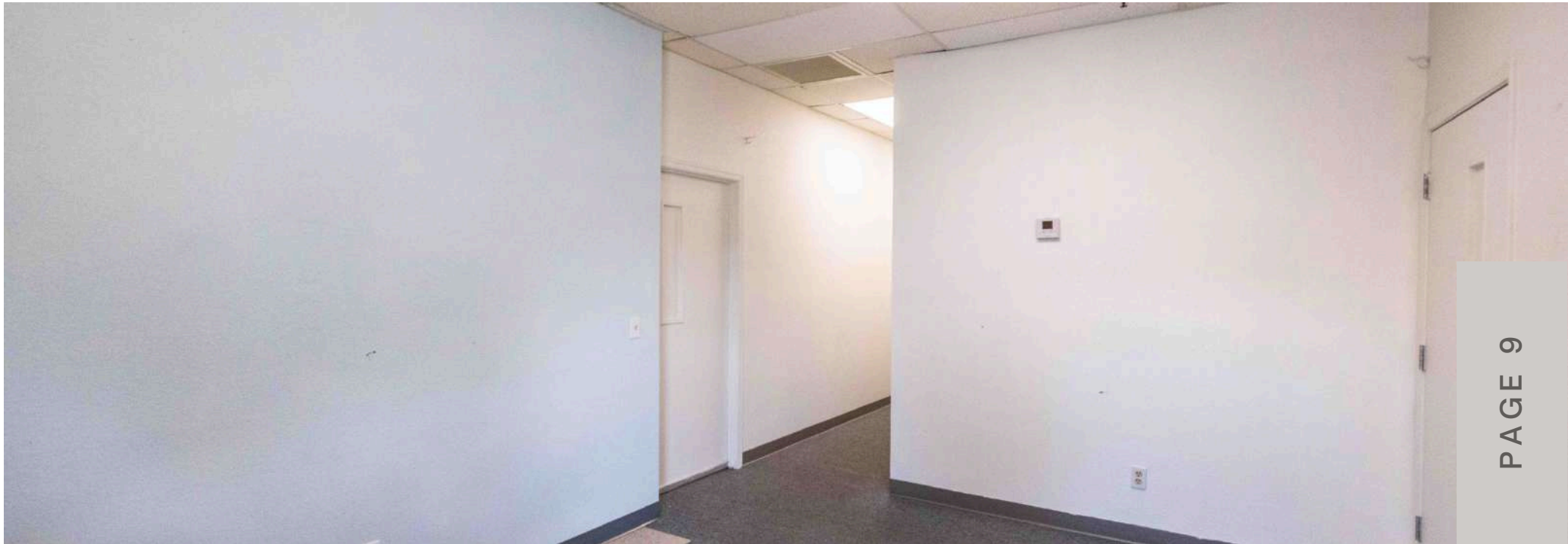
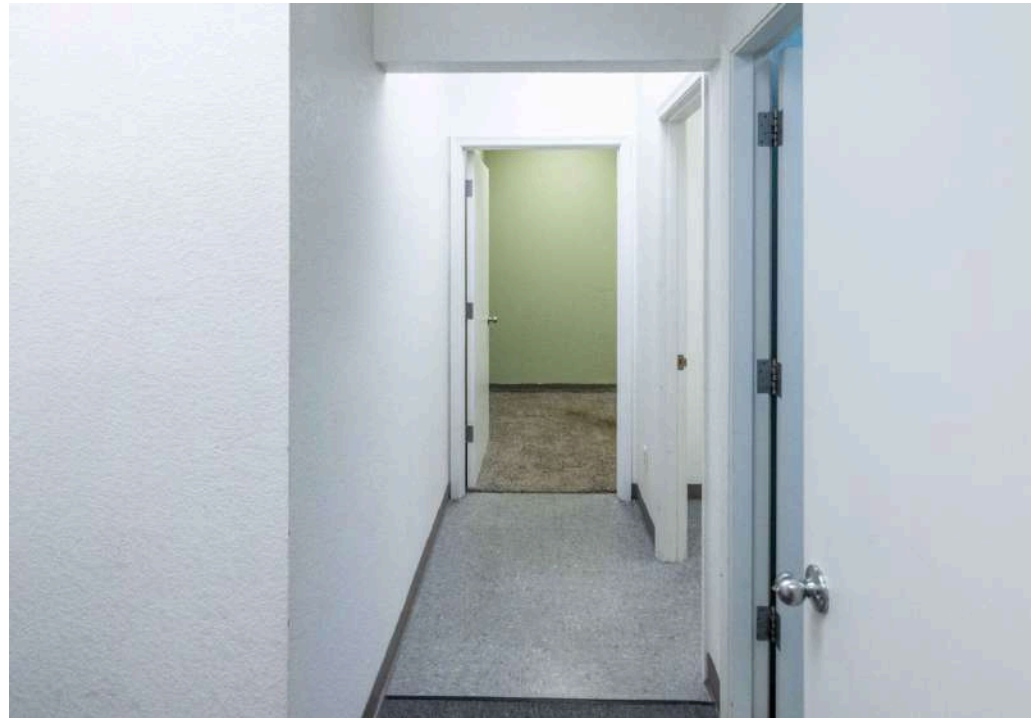
HARKINS THEATER

WELLS FARGO



COMMERCIAL REAL ESTATE

INTERIOR OF OFFICES



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)

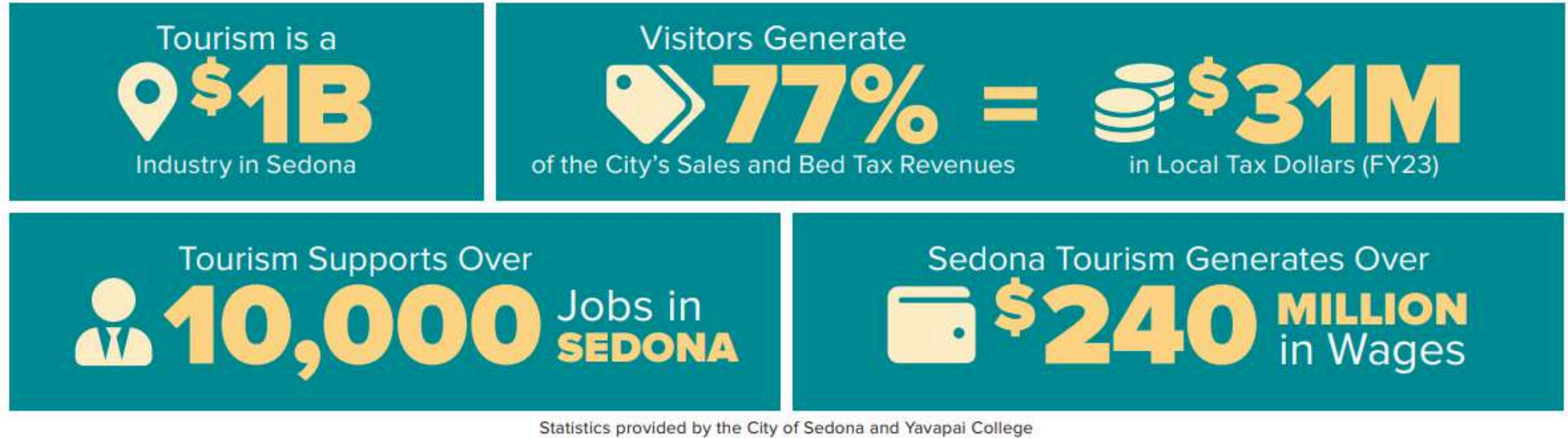
Activities

- 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



Visitors Generate Significant Funding



CONTACT INFORMATION

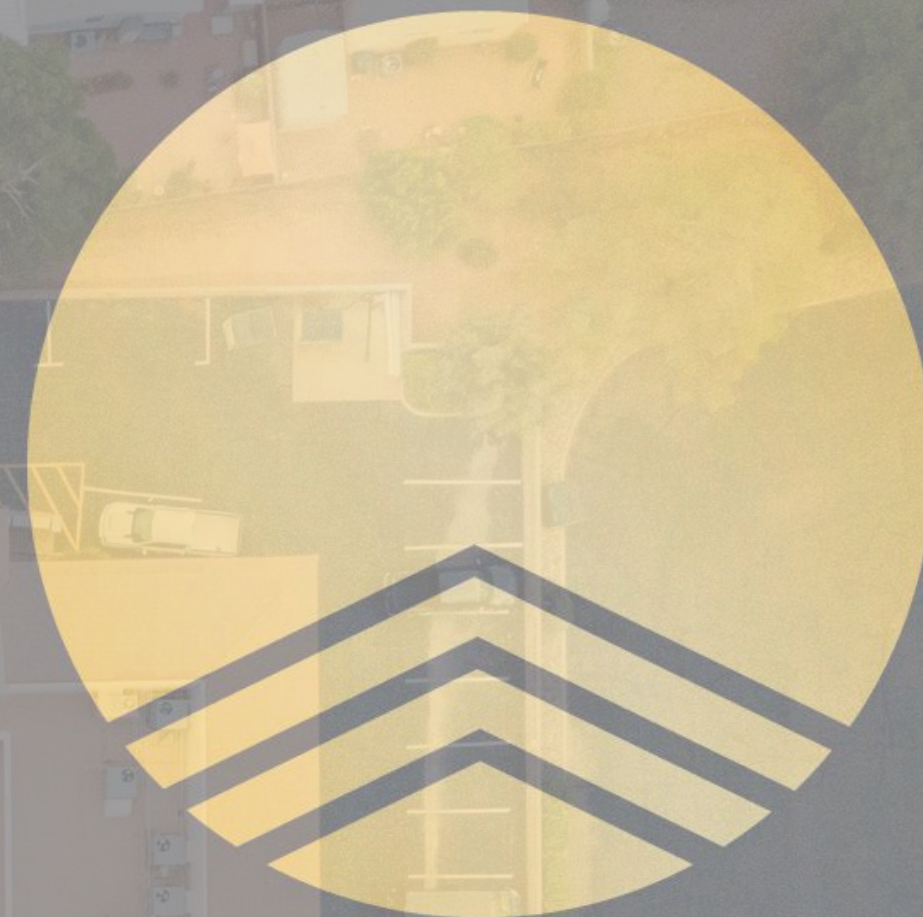
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