



FOR SALE

PLAZA WEST OFFICE & RETAIL CONDOS

2155 SR 89A, STE 103
SEDONA AZ 86336
847 SF ON PARKING LEVEL

PERFECT FOR OWNER-
OPERATOR

OFFERED @ \$249,000



LISTING BROKER:

PADRAIC HAWLEY

(928) 399-9141

PADRAIC@MMPROPSAZ.COM

LISTING AGENT

NICK SIVEK

(928) 274 8628

COMPANY WEBSITE

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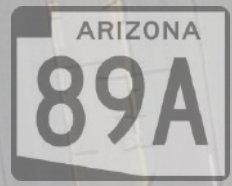
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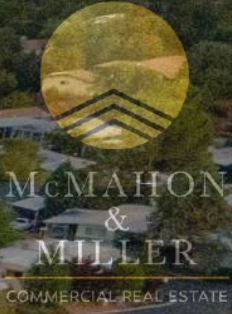
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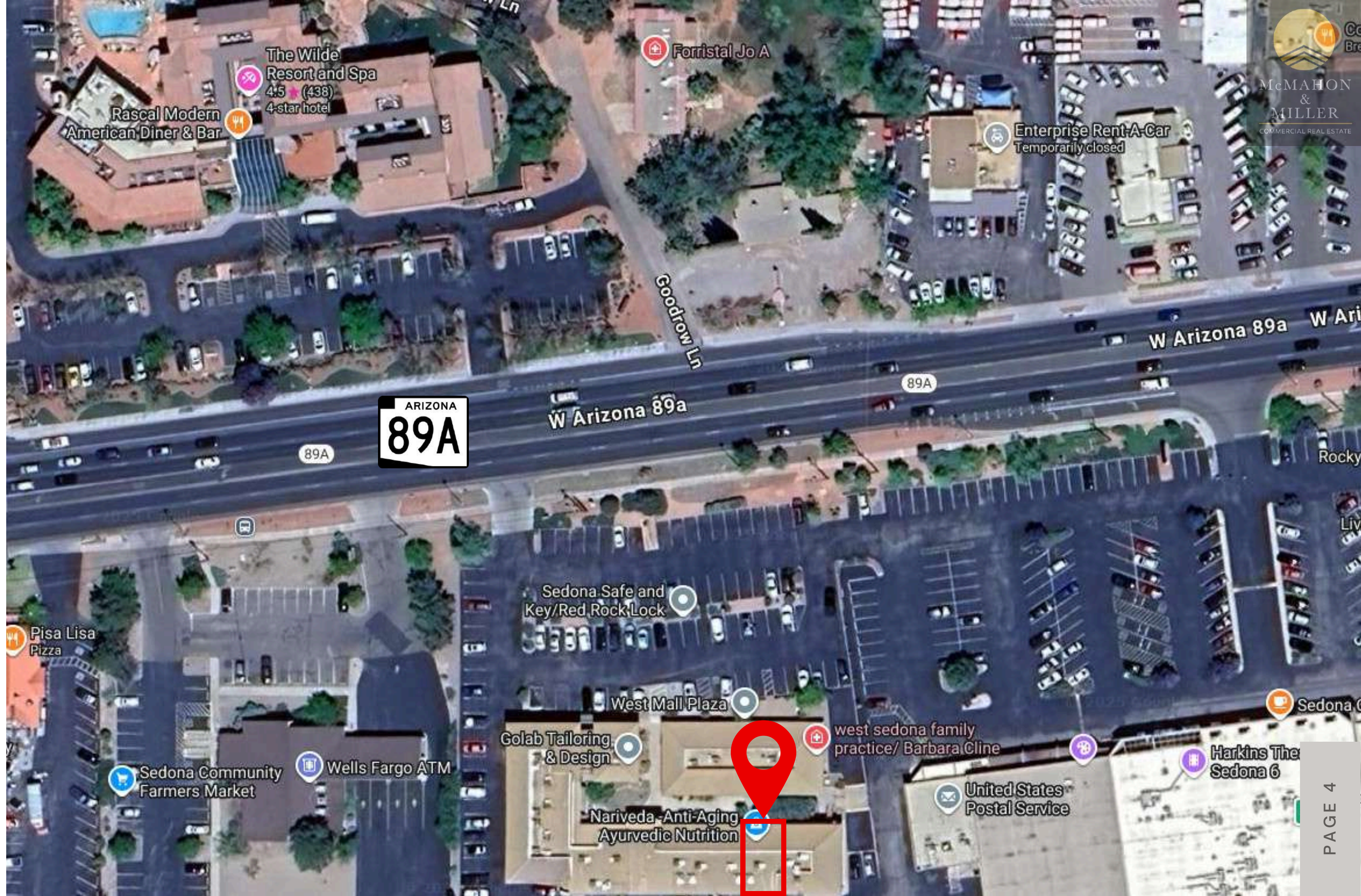
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AERIAL/EXTERIOR



SITE



SEDONA, AZ

Now available for sale, this first floor, boutique, nearly 900 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 \$259,000
SIZE & USE 847 SF - OFFICE/RETAIL/PERSONAL SERVICES
ADDRESS 2155 SR 89A, STE 103, SEDONA, AZ 86336

847 SF

BUILDING

1983

BUILT

CO

ZONING - [LINK](#)

1ST

FLOOR

75+ shared

PARKING STALLS

IN-LINE

SITE ORIENTATION

YES

ADA ACCESSIBLE

[CLICK HERE](#)

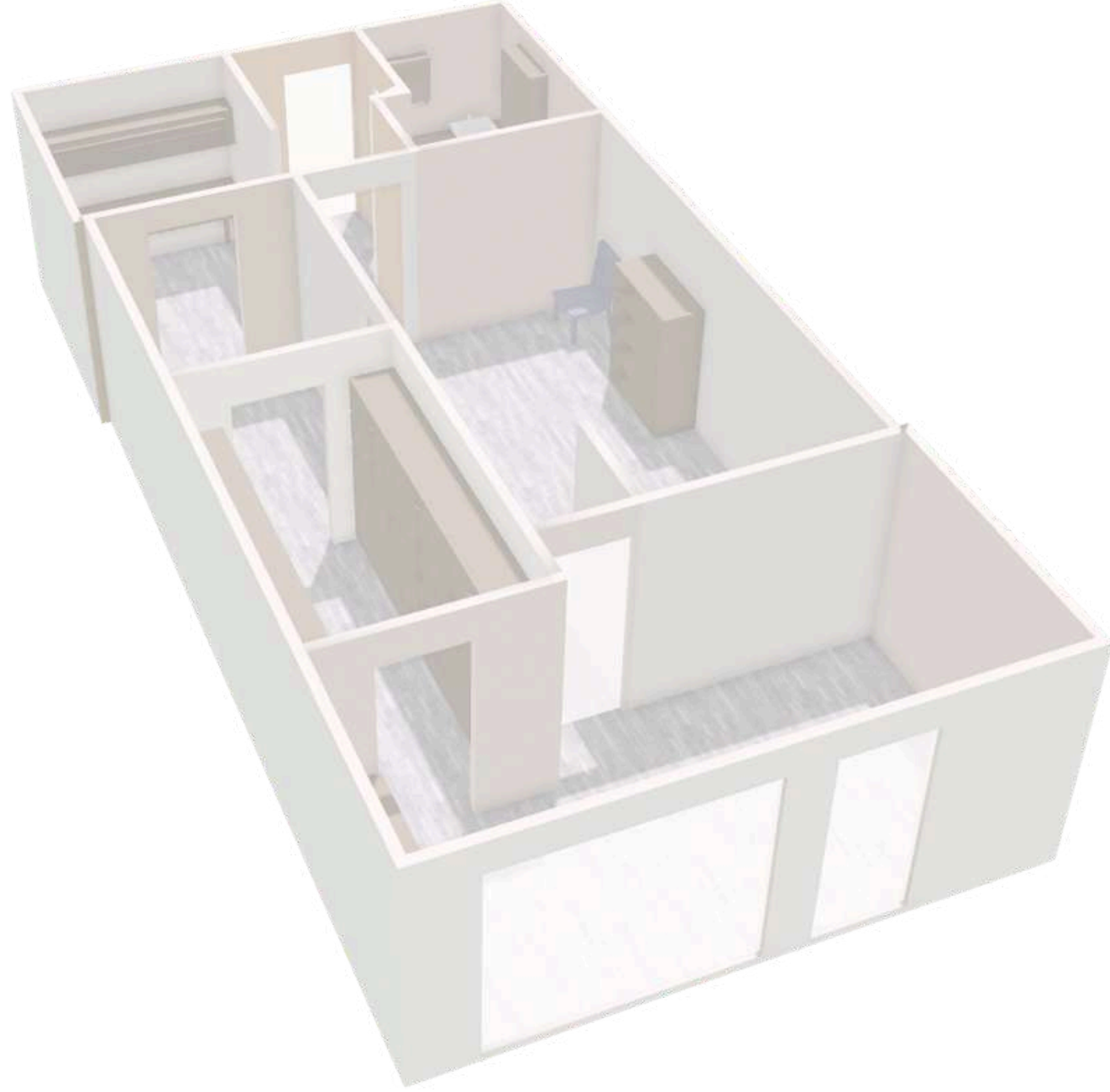
CC&Rs Link

PROPERTY DESCRIPTION

Well-located 847 SF ground-floor commercial suite in the Plaza West complex along State Route 89A, Sedona's primary commercial corridor. The suite offers an efficient layout with a reception area, multiple private offices, and an executive office with a private bathroom and walk-in shower. The property benefits from excellent visibility, convenient access, and ample on-site parking, making it ideal for professional, medical, or service-oriented businesses seeking a presence in West Sedona's active business district.



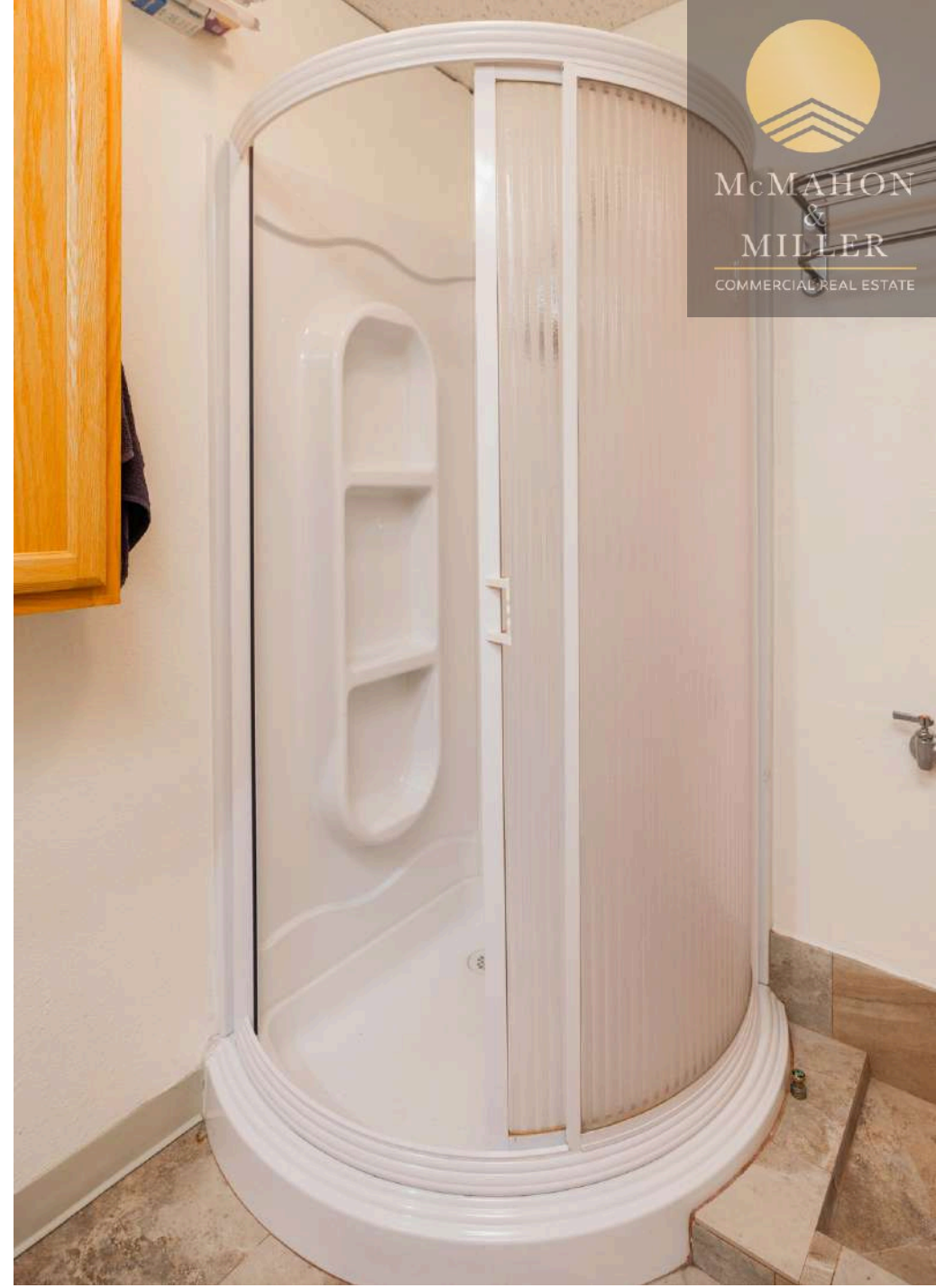
FLOOR PLAN



INTERIOR OF OFFICES



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



Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



CONTACT INFORMATION

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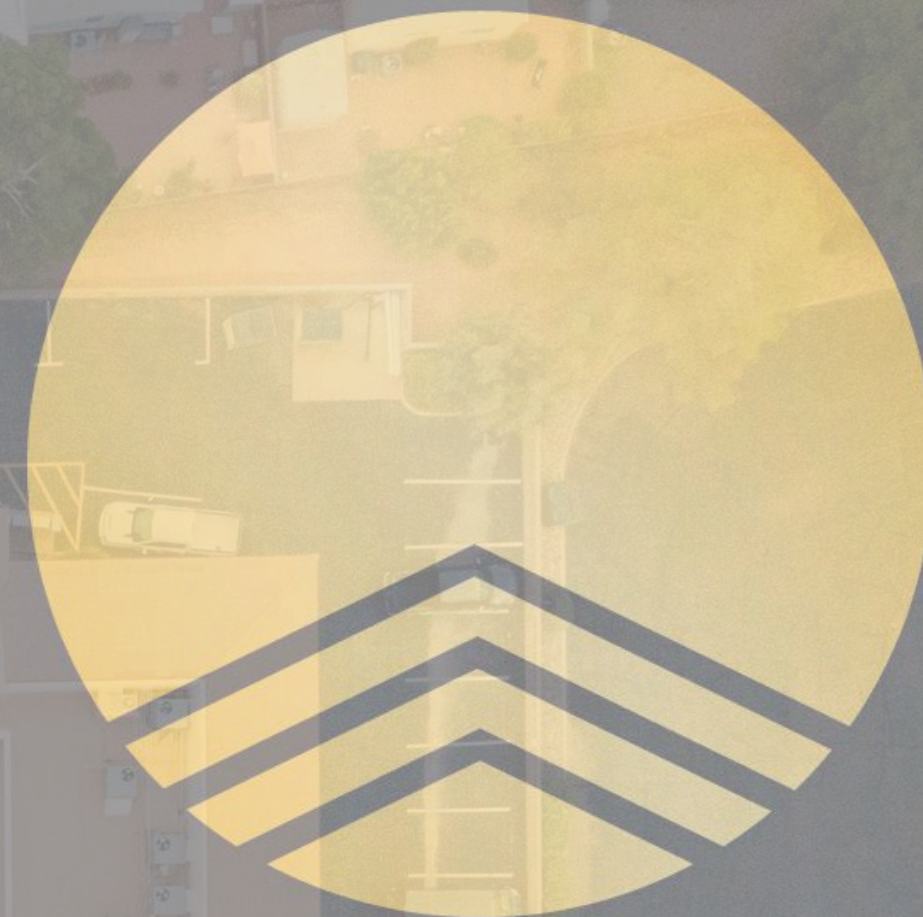
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&
MILLER

COMMERCIAL REAL ESTATE