



FOR SALE

THE ICONIC CREEKSIDE
SEDONA BUILDING @

**25 SCHNEBLY HILL RD
SEDONA AZ 86336**

+/- 6,000 SF ON 3 LEVELS LOCATED **ON OAK CREEK** ACROSS FROM TLAQUEPAQUE & NEXT TO THE SOON TO BE OAK CREEK LODGE (70 ROOMS + SPA COMING)

ALLOWS FOR **SIX (6)** SHORT TERM RENTAL UNITS

THE BUILD QUALITY, LOCATION, AND OPPORTUNITY ARE UNMATCHED

OFFERED @ \$4,995,000



LISTING BROKER:
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JACK@MMPROPSAZ.COM
COMPANY WEBSITE

Table of Contents

02

Table of Contents

03 - 04

PHOTOS

05 - 08

AERIALS & SEDONA

09 - 10

OFFERING DETAILS

11

SURVEY

12 - 16

PHOTOS AND FLOOR PLANS

19 - 20

PHOTOS

21 - 22

STATS

23

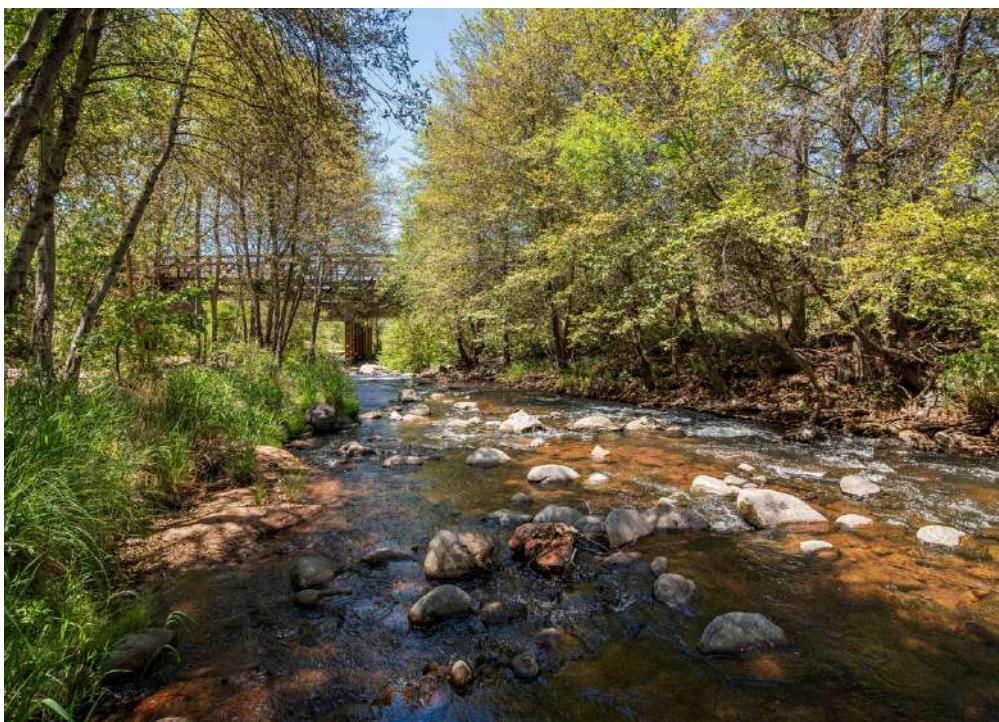
M&M COMMERCIAL - CREEKSIDE SEDONA COMMERCIAL
CONTACT



PHOTOS

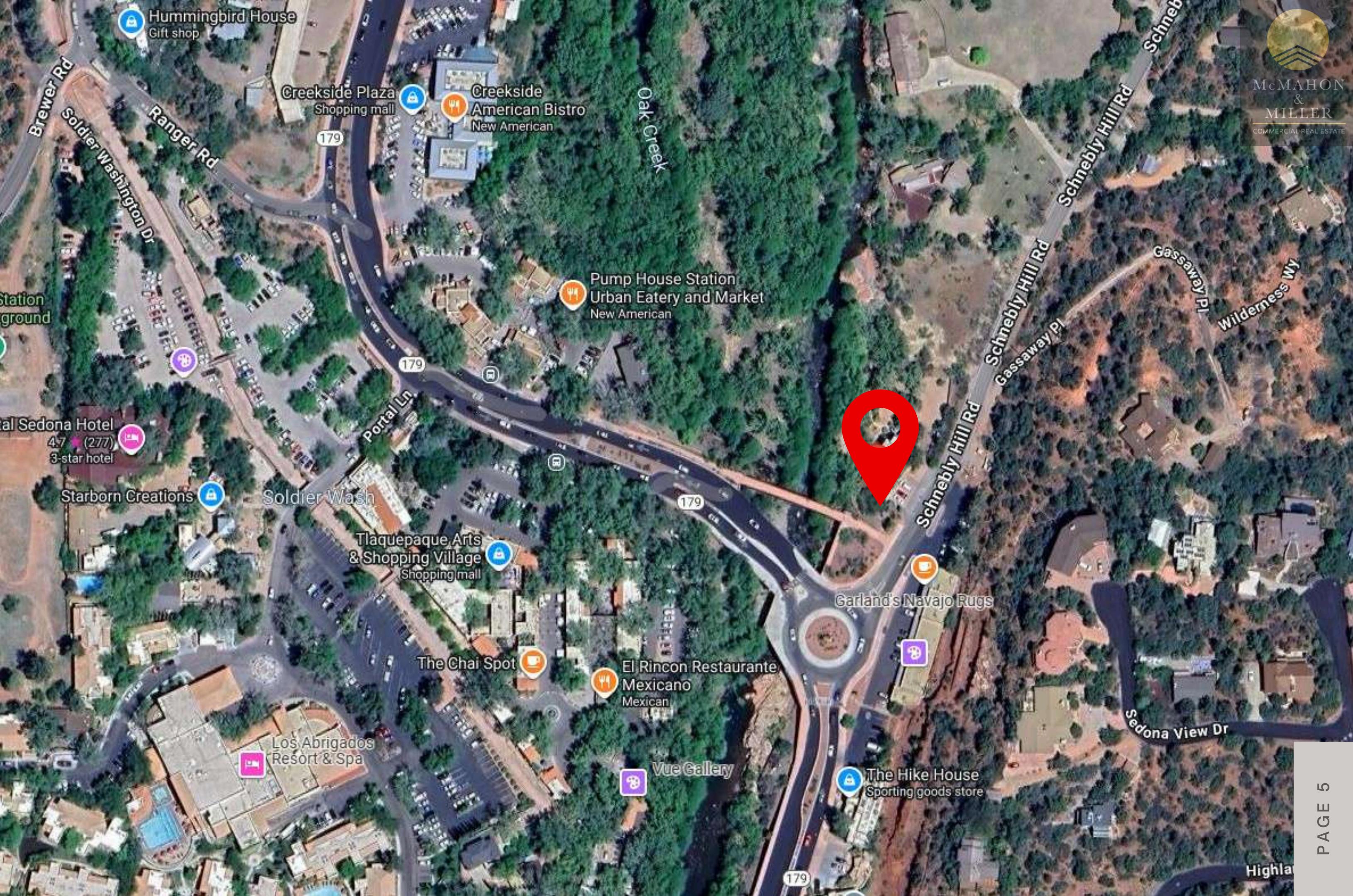


CREEK / PATIO / PARKING

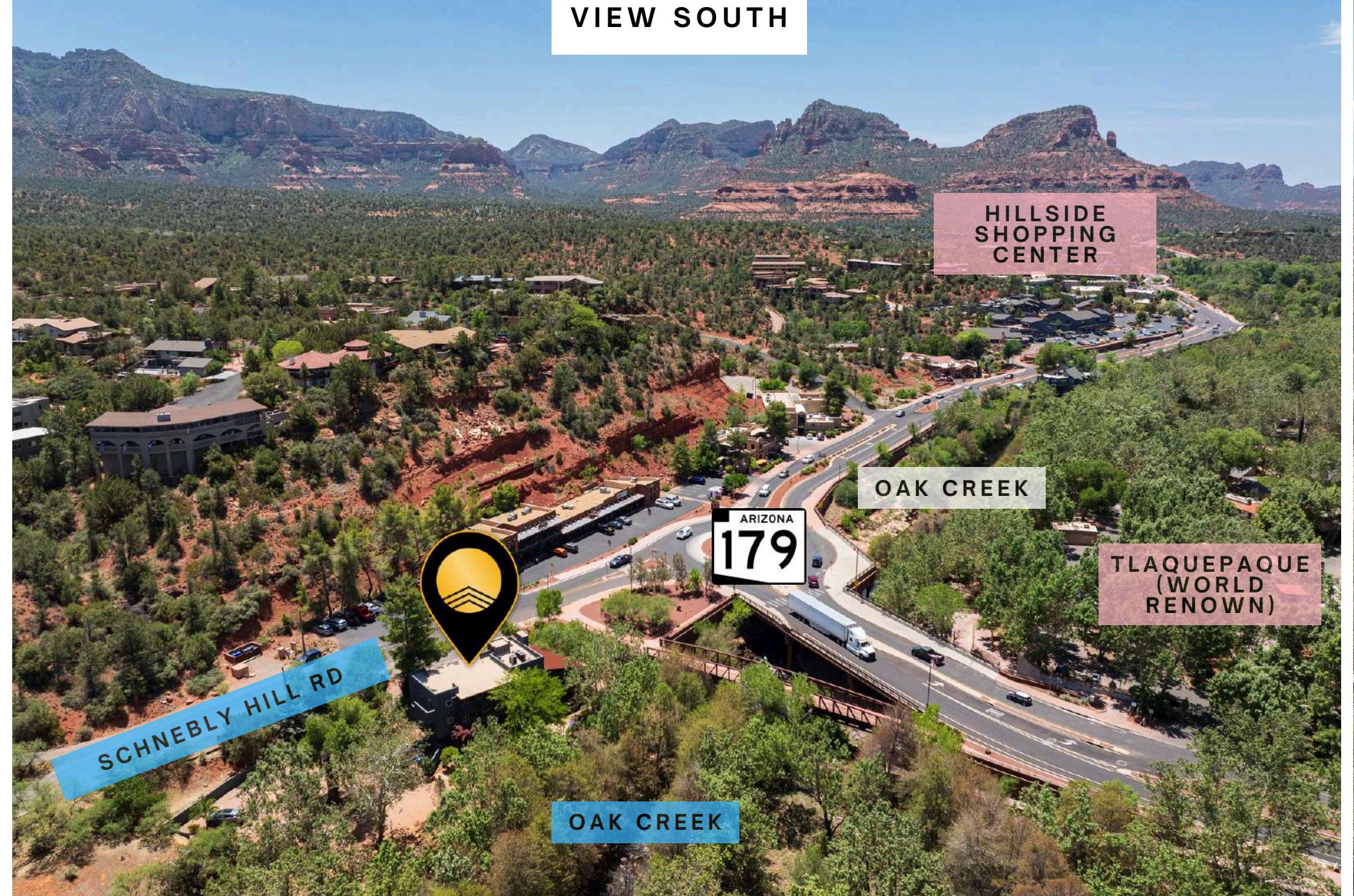
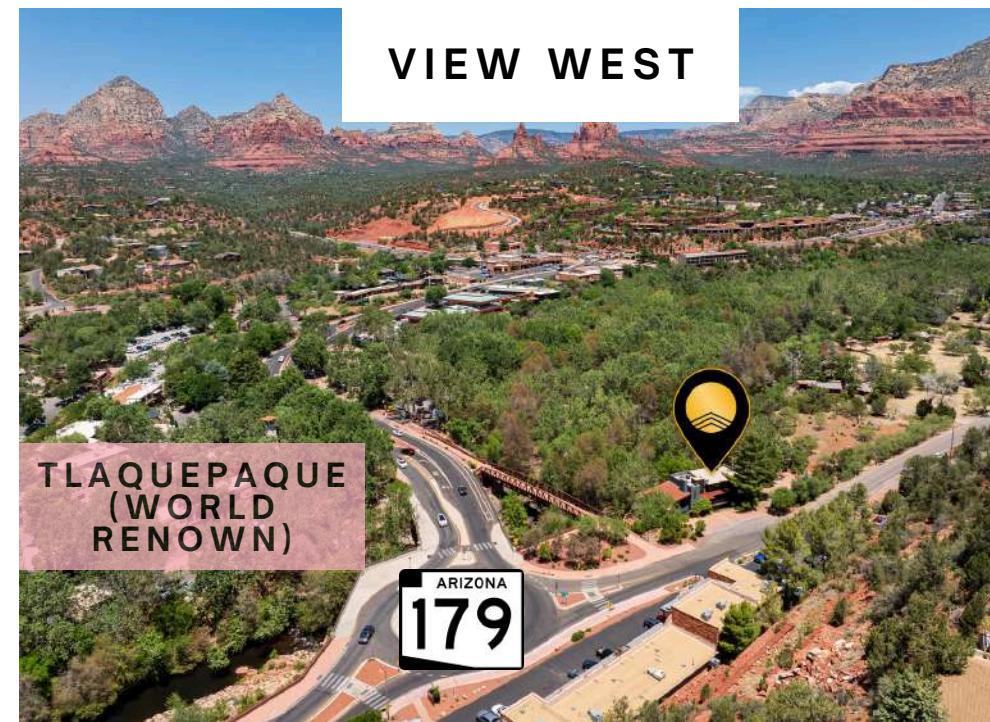


THE
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M&M COMMERCIAL - CREEKSIDE SEDONA COMMERCIAL



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
 HIGHEST & BEST USE 6 UNIT SHORT TERM RENTALS & MORE
 ADDRESS 25 SCHNEBLY HILL RD, SEDONA AZ 86336

+/- 6,000 SF

23

BUILDING

PARKING STALLS

2001 / 2014

160'

BUILT / RENO

CREEK FRONTAGE

CO

CLASS 'A'

ZONING - [LINK](#)

CONDITION

0.78 AC

[**CLICK HERE**](#)

LOT SIZE

VIRTUAL TOUR

3

[**CLICK HERE**](#)

LEVELS

AERIAL VIDEO

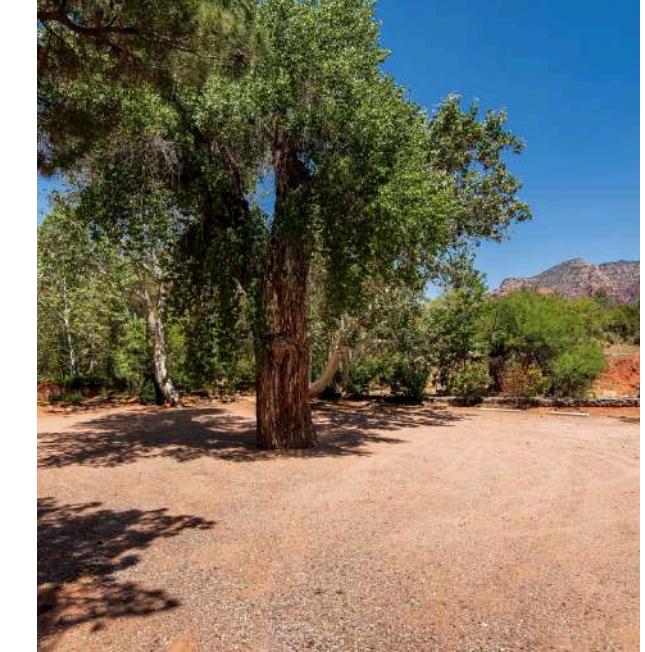
PROPERTY DESCRIPTION

This incredible commercial property is a rare find in Sedona.

ALLOWS FOR SIX (6) SHORT TERM RENTAL UNITS & RUNS W/ THE PROPERTY.

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 ON OAK CREEK.

Walking distance to it all - there is truly nothing else like this in all of Sedona.



SEDONA, AZ

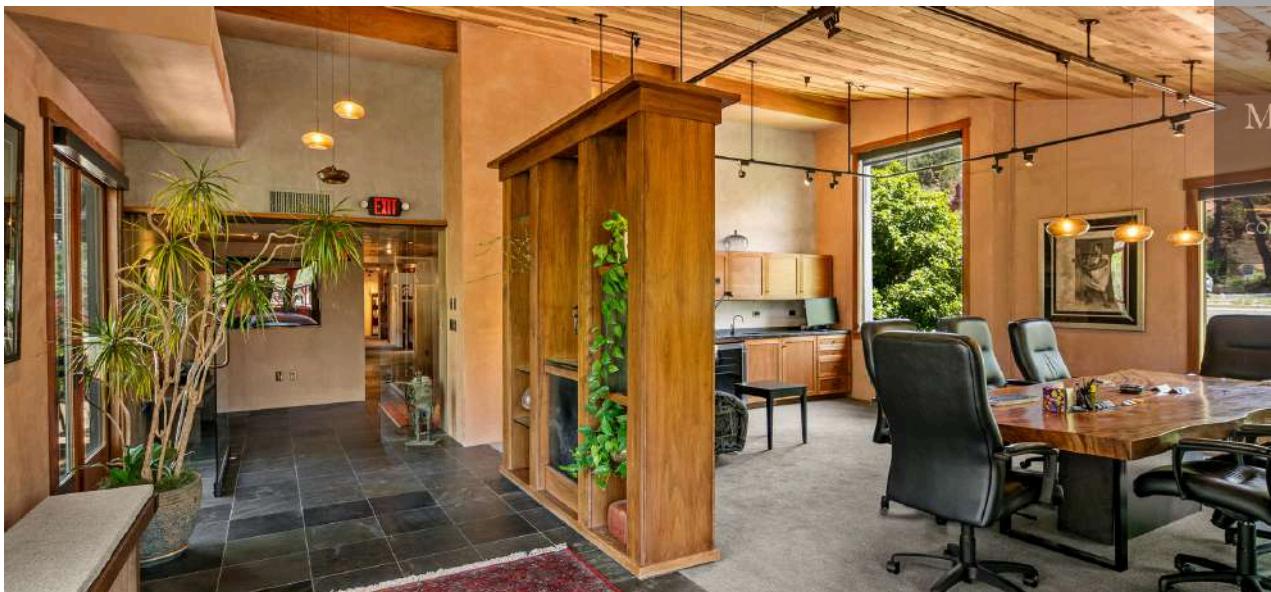
ALLOWABLE USES

- Short Term Rentals (grandfather up to 6 units that runs with property)
- Restaurant (dine in/sit down and/or fast casual or quick service)
- Retail store(s)s
- Brewery / Distillery / Winery / Tavern / Bar / Tasting Room
- Mobile Food Vending
- Multifamily
- Club or Lodge
- Conference or Meeting Facility
- Special Event Venue
- Library/Museum
- Religious Assembly
- School (Public, Private, Vocational, Trade)
- Medical / Dental
- Office
- Veterinary / Clinic
- Indoor Rec Facility
- Personal Services (spa, retreat, healing, nail, salon etc.)

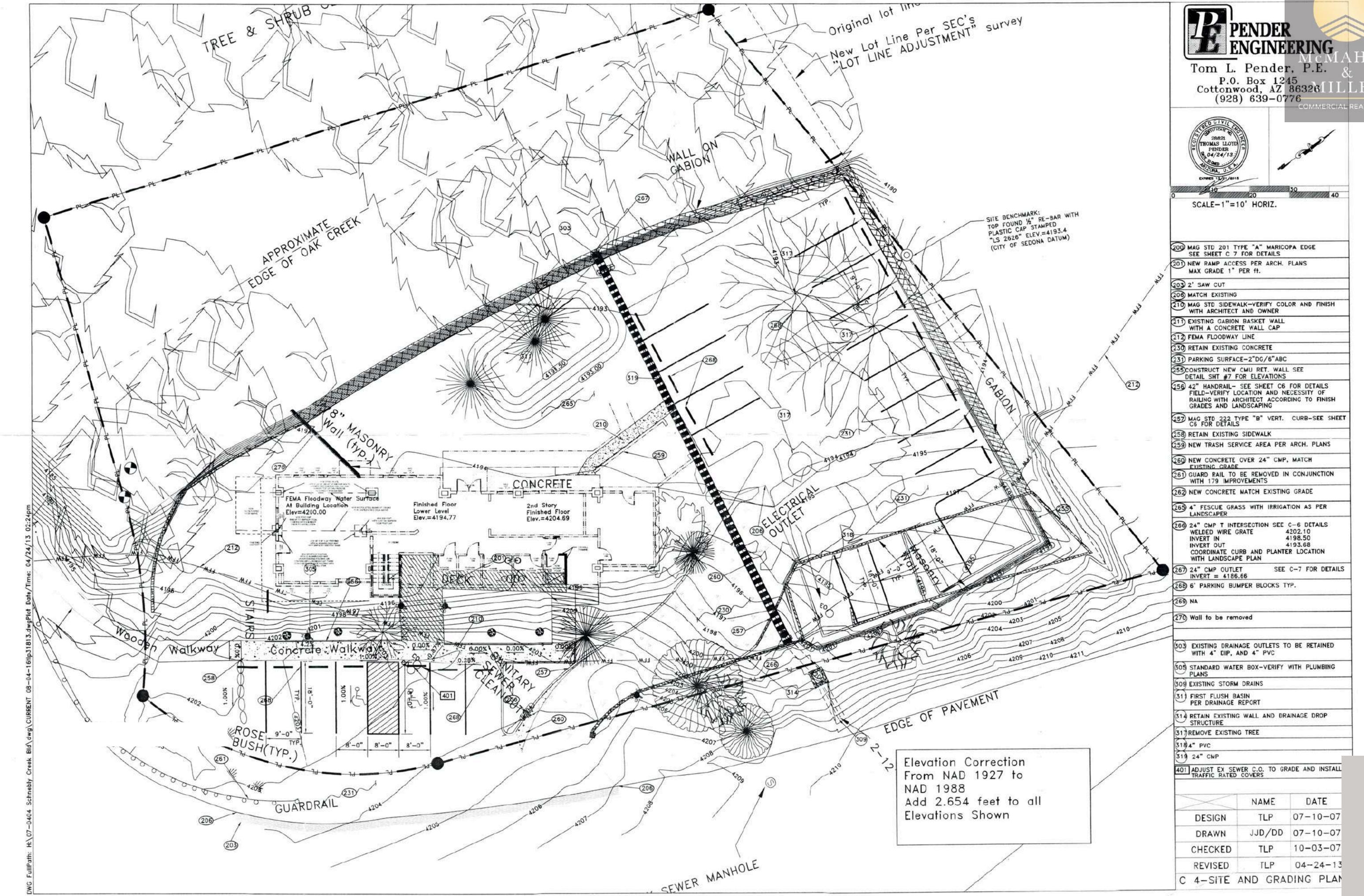
This can be transformed into Short Term Rentals in the main building or built elsewhere on property (up to 6 allowed with written/signed grandfathered use that was approved and runs with the property).

You could incorporate weddings, retreats, spa offerings, coffee shop, wine tastings, special events and more.

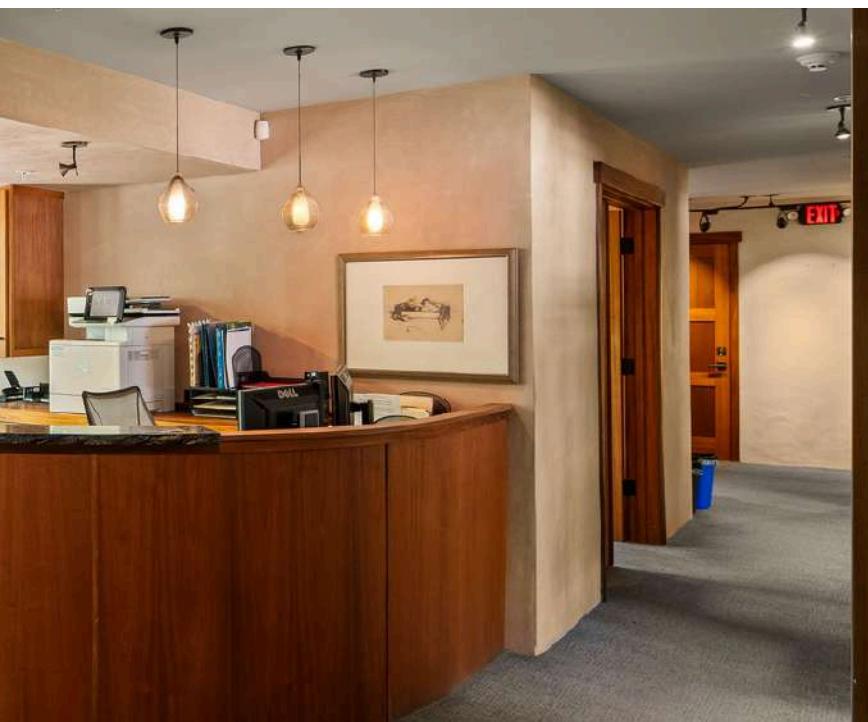
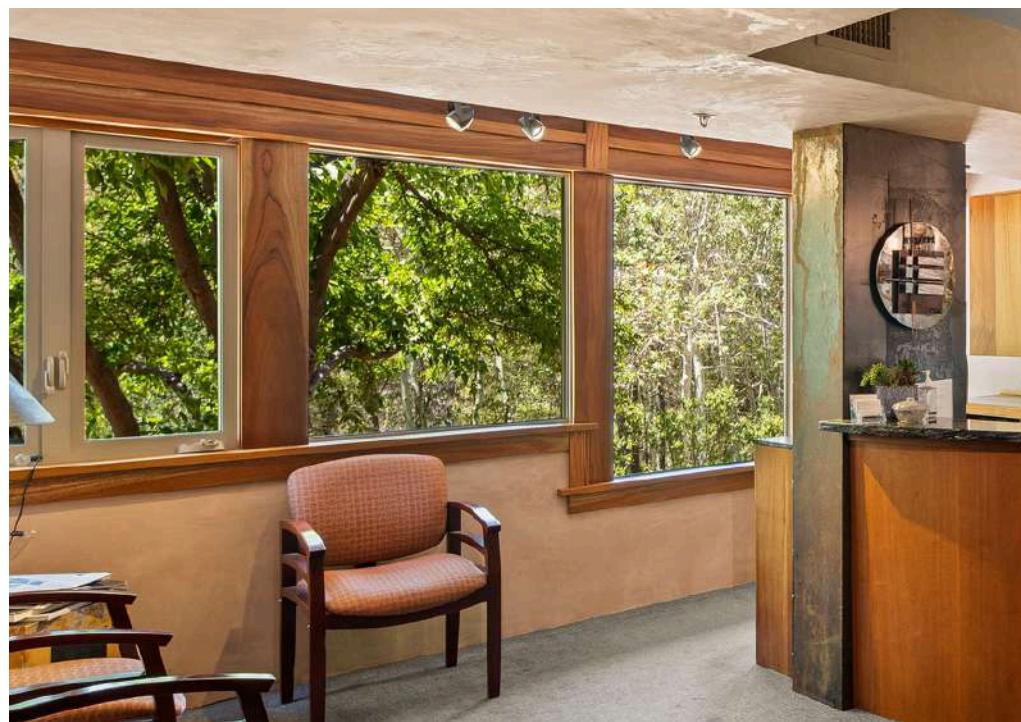
What you have that **nobody else has** is true Oak Creek frontage with the **proper CO zoning** that is **walking distance** to almost anything Sedona has to offer. **Tlaquepaque, Hudson, Javelina Cantina, Mooney's, Rene, Oak Creek Brewery, Creekside, Shorebird, Pump House** to name a few notable nearby restaurants. This location and build quality is as prime as it gets.



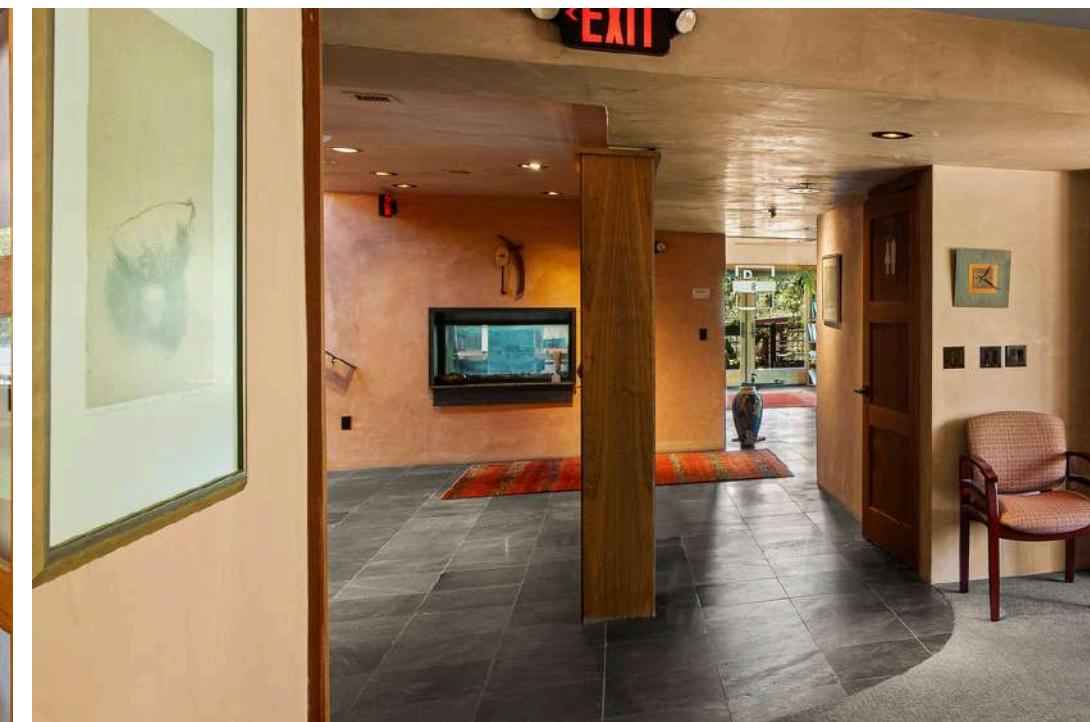
SURVEY



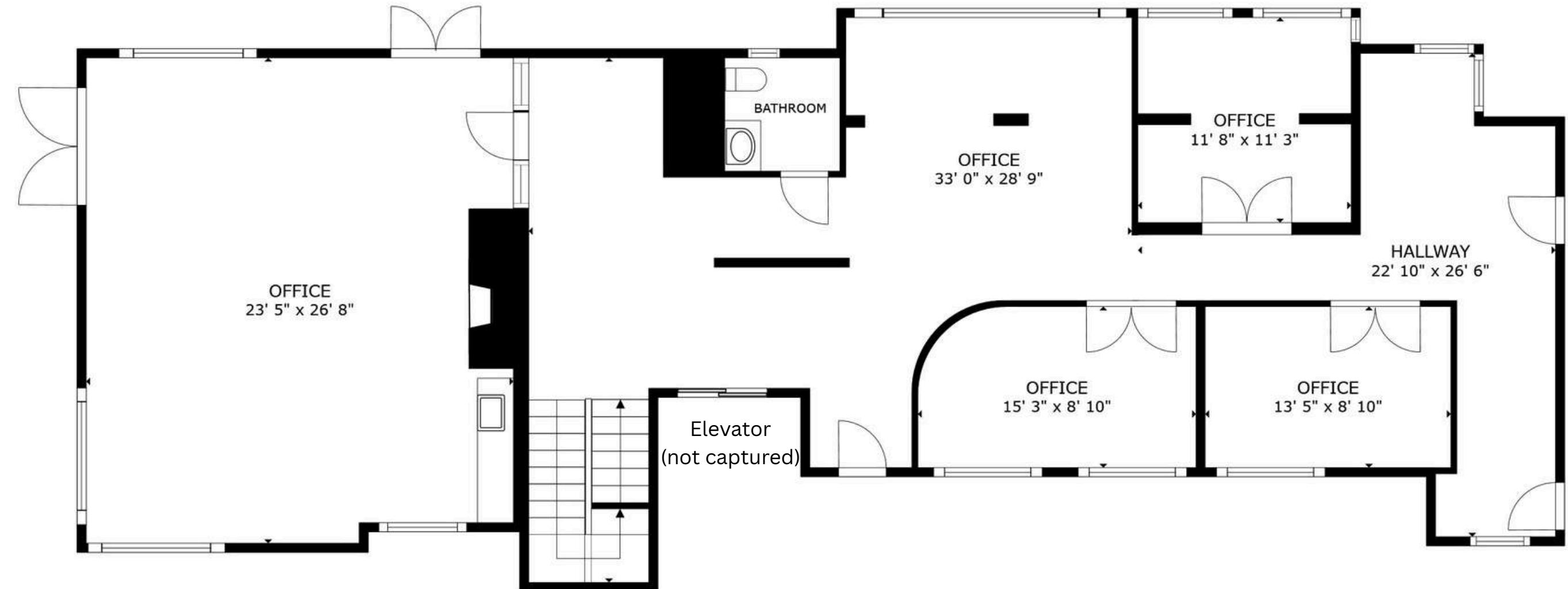
STREET LEVEL



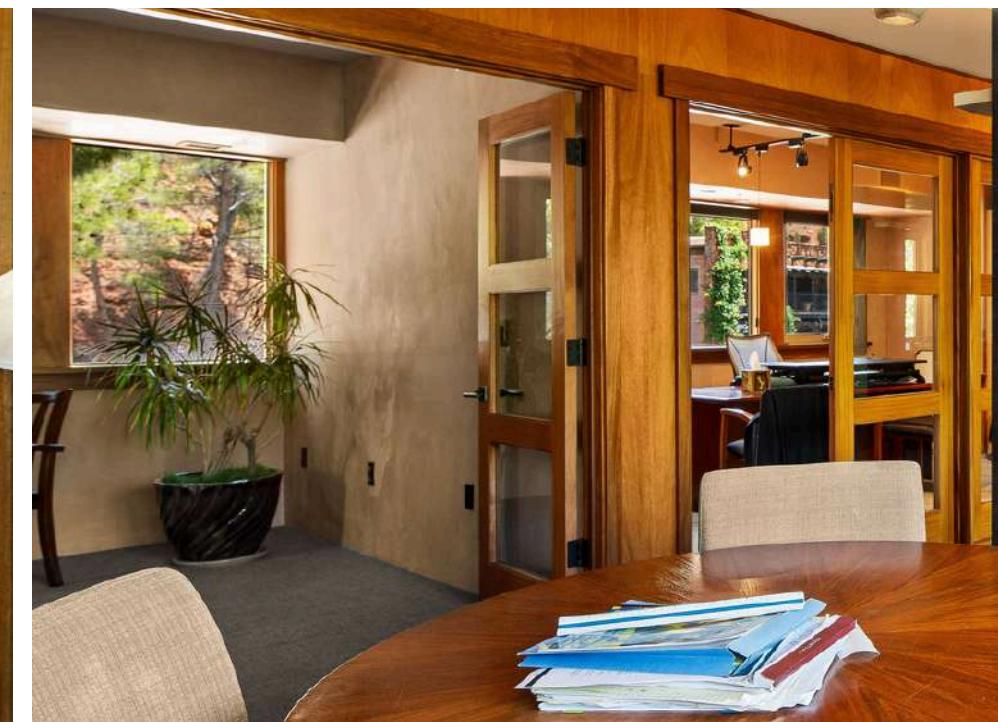
STREET LEVEL (CONT'D)



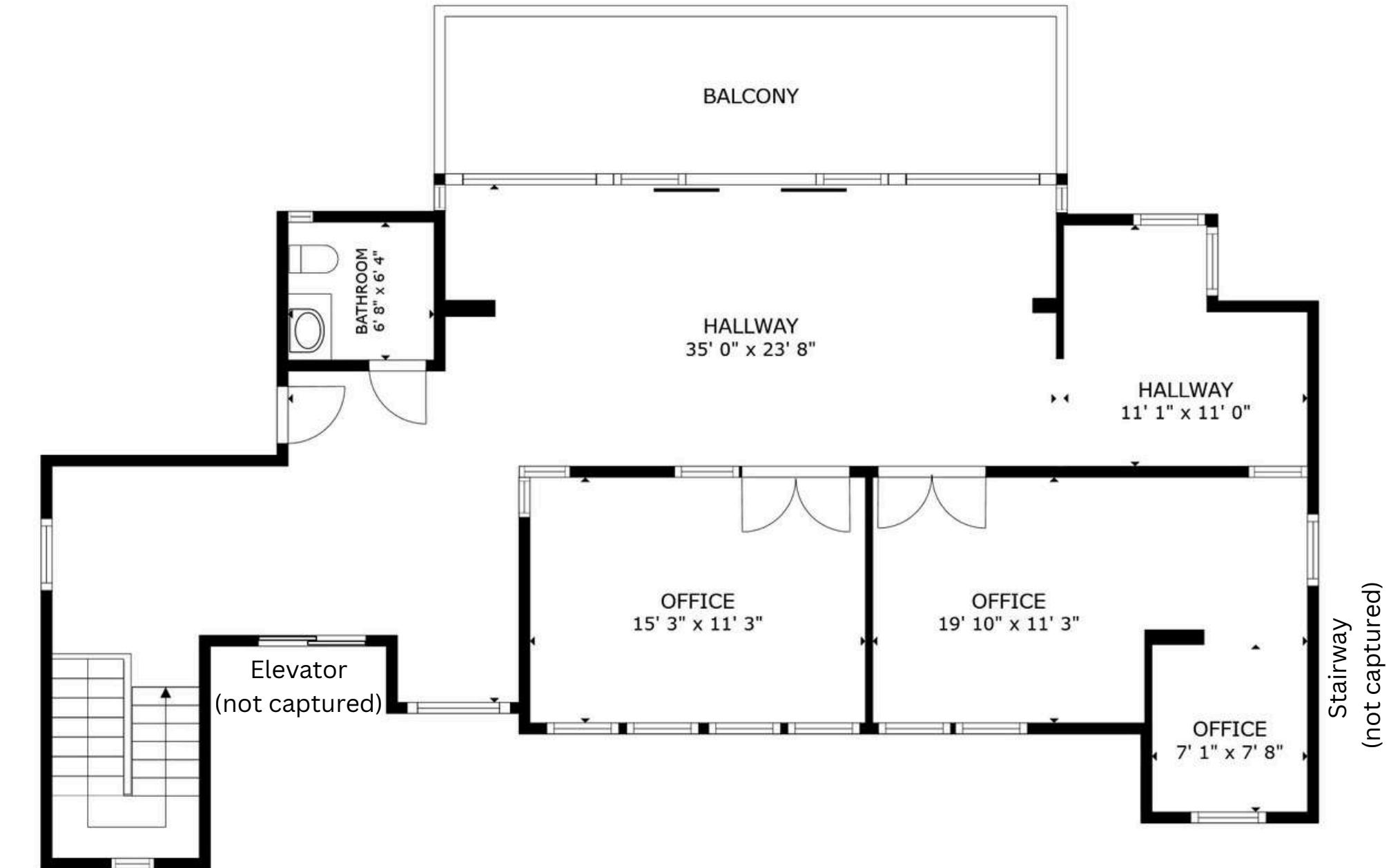
STREET LEVEL



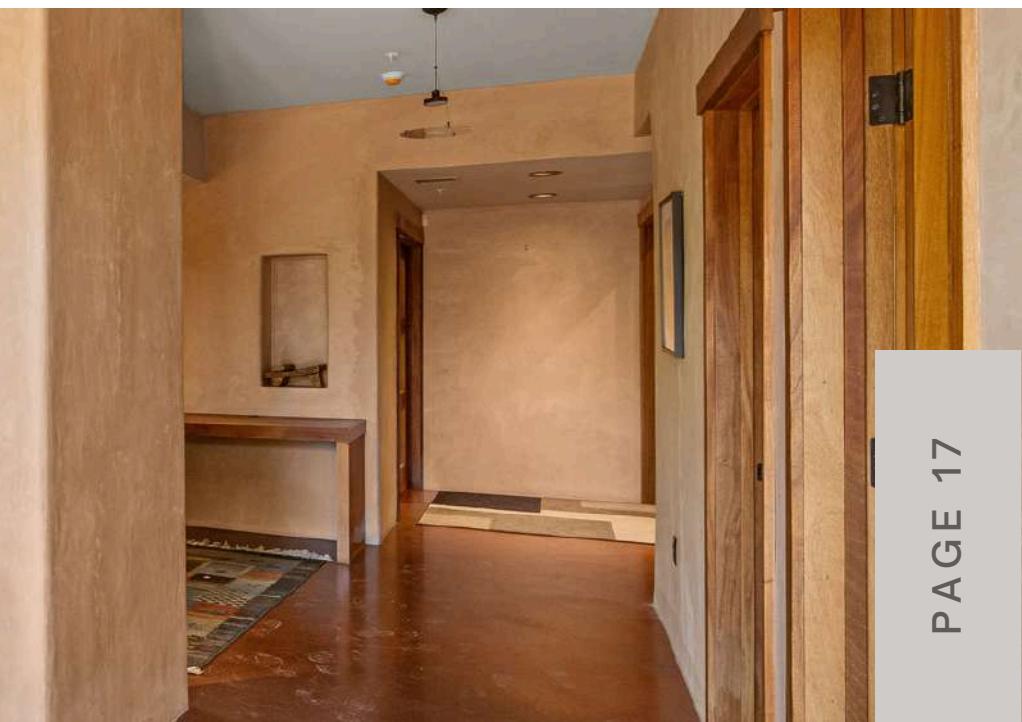
TOP LEVEL



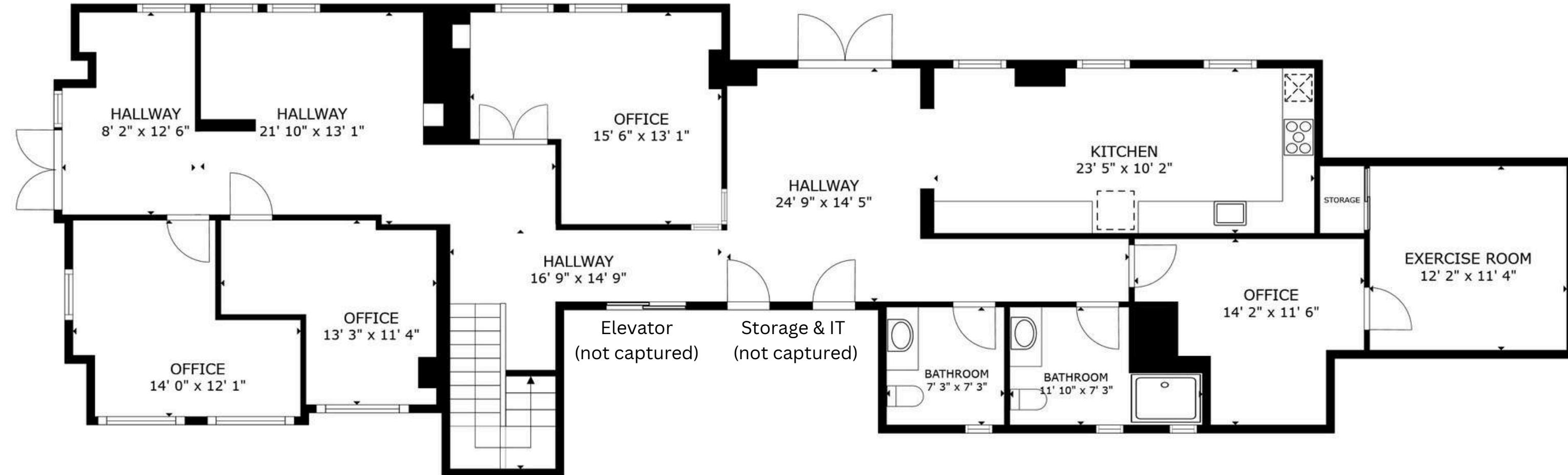
TOP LEVEL



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

Top 3 funding generators (FY23)

1. Sales Taxes (\$31.8M)
2. Bed Taxes (\$8.6M)
3. Wastewater Charges for Services (\$6.3M)

Total \$46.7 Million



Generated by visitors

Sales & Bed Taxes (\$31.1M)
Wastewater Charges for Services (\$3.4M)

Total \$34.5 Million
74% of the Top 3 funding sources

CONTACT INFORMATION

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COMPANY WEBSITE



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