



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:

JACK MCMAHON

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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



**NEW 70 ROOM
HOTEL ON 11
ACRES
(OAK CREEK
RESORT & SPA)**

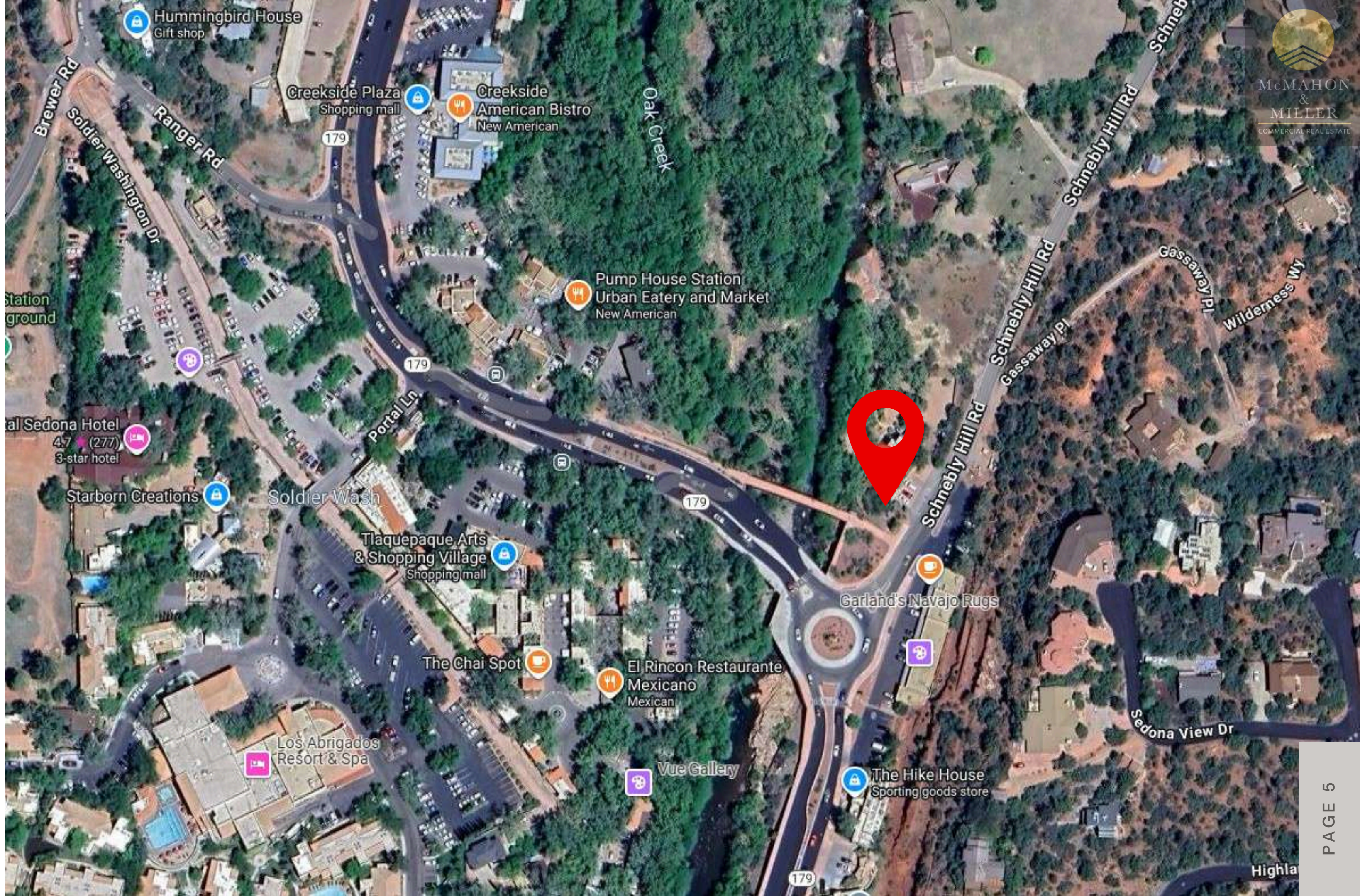
PHOTOS



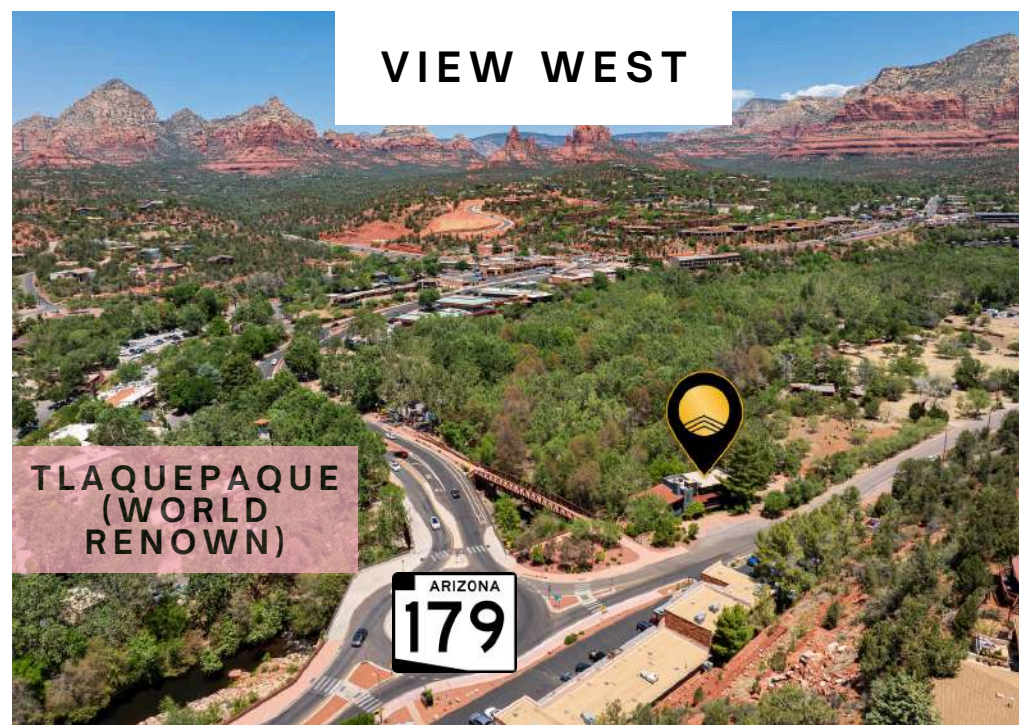
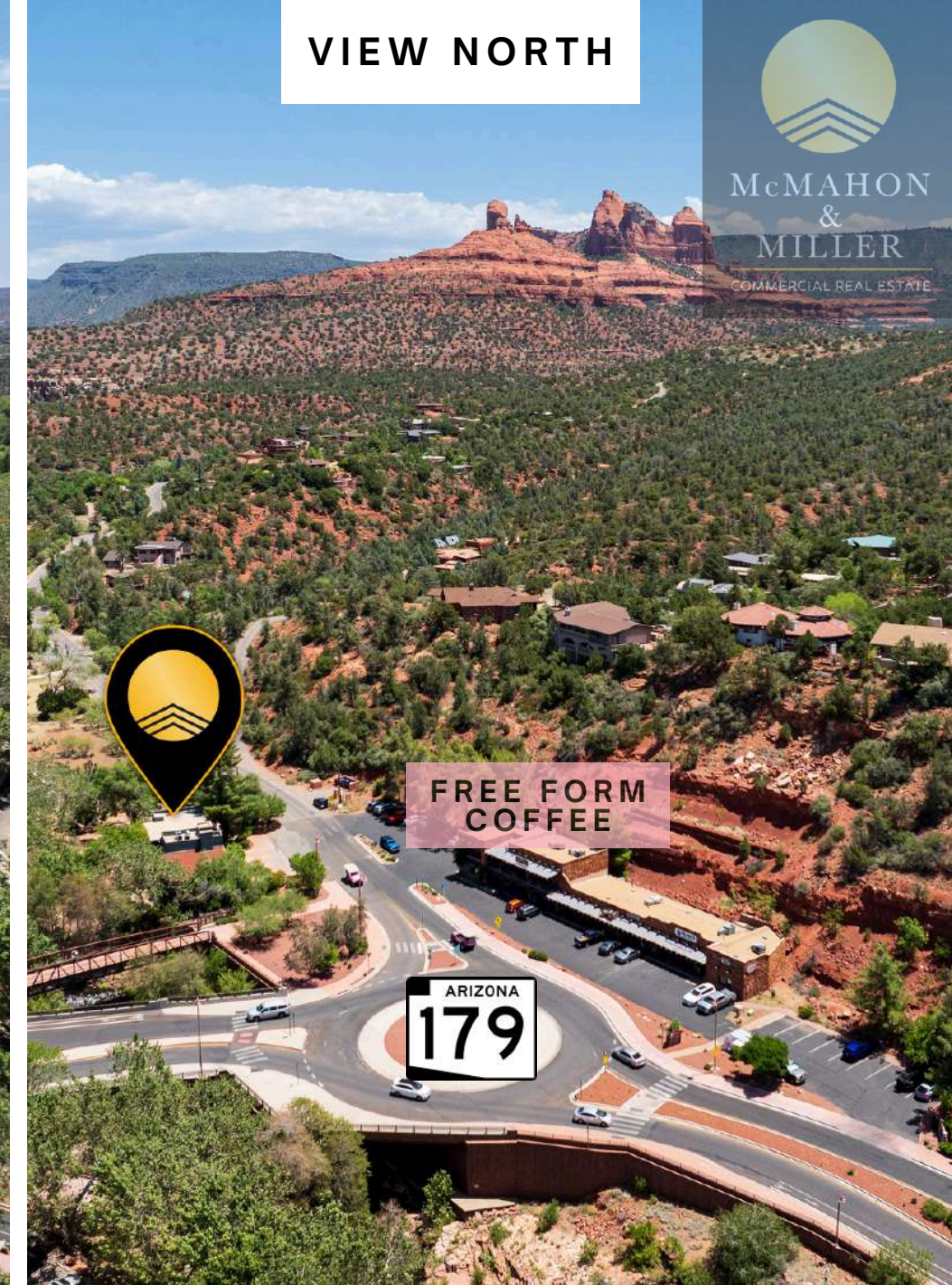
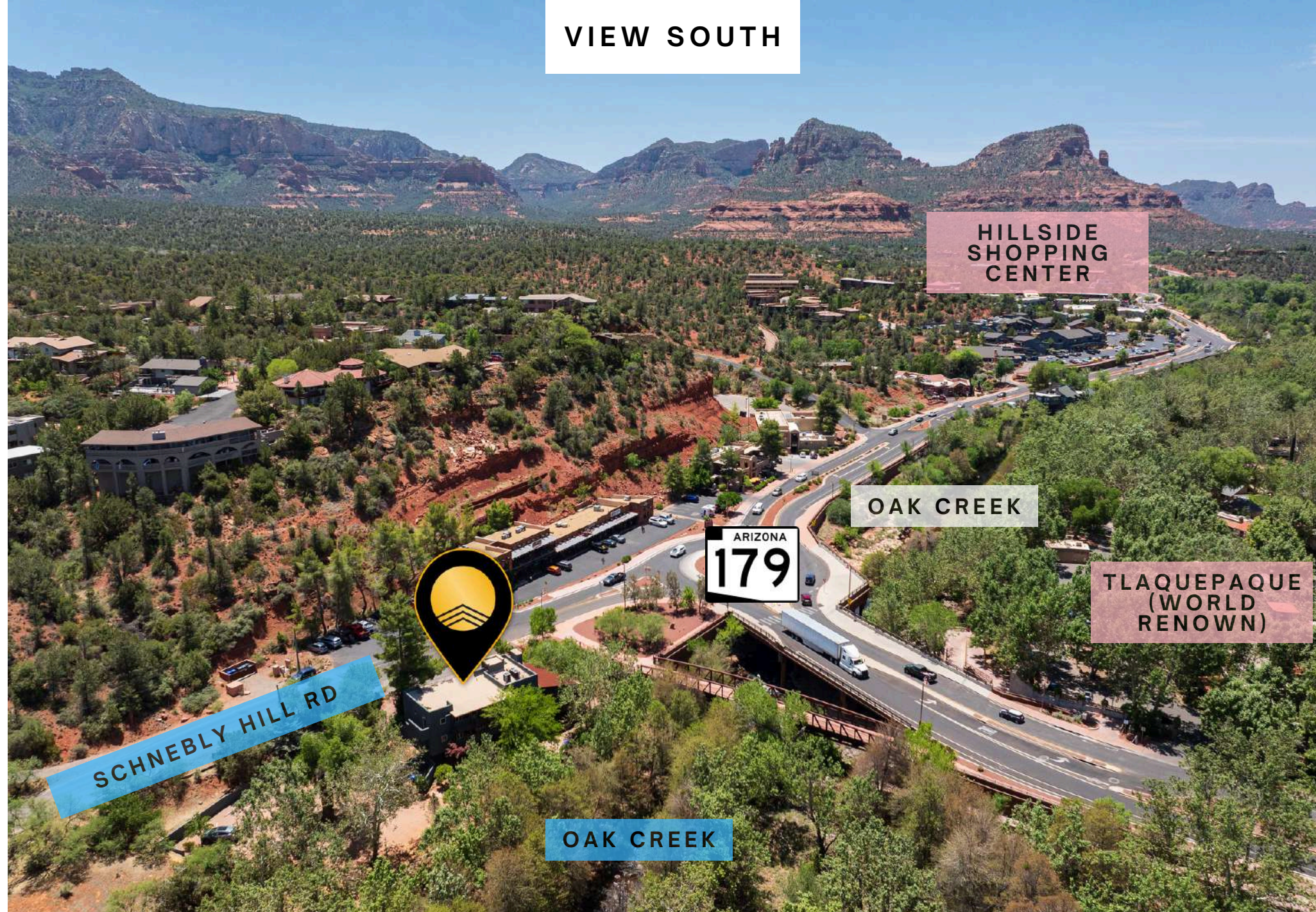
CREEK / PATIO / PARKING



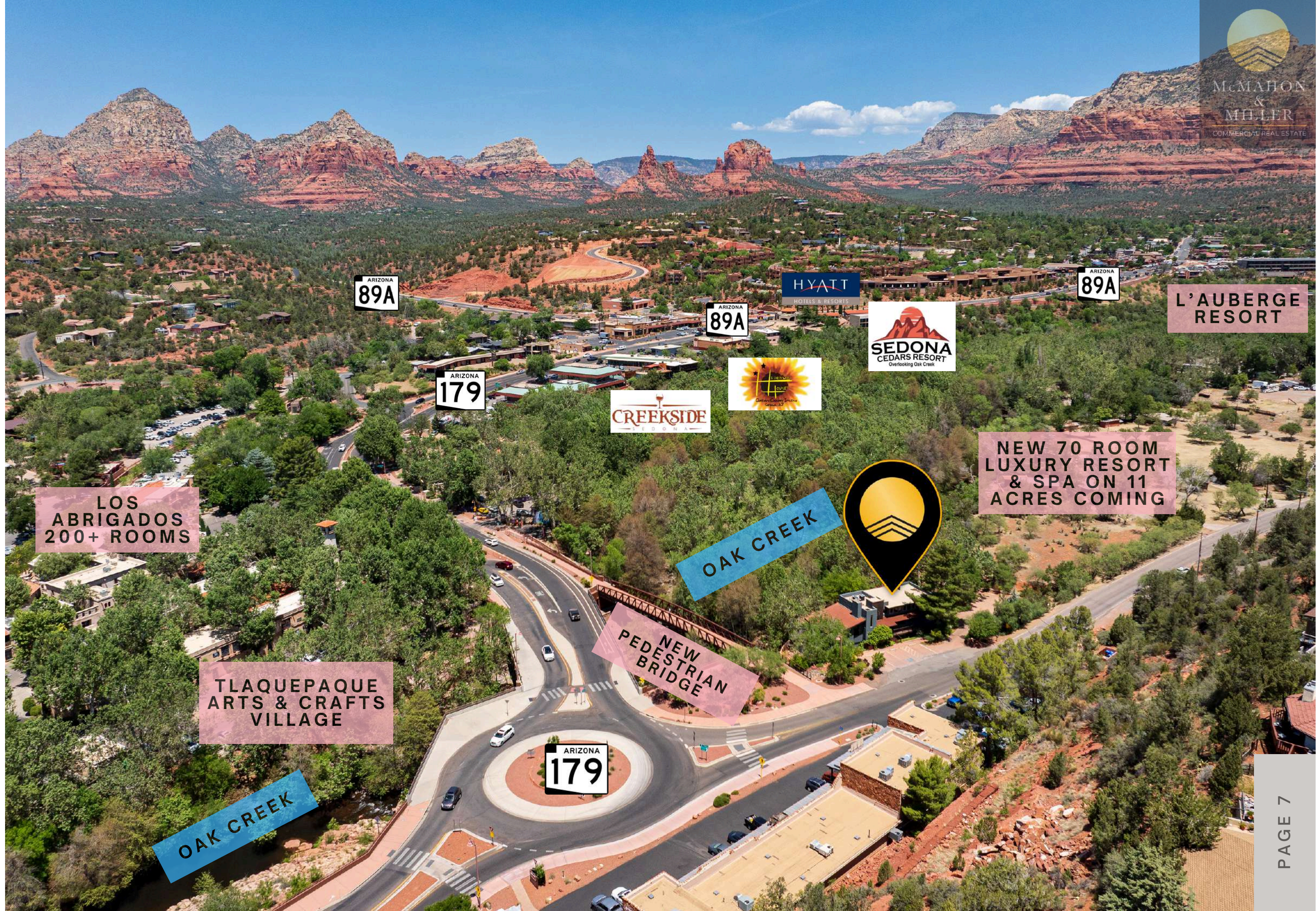
SITE



AERIAL PHOTOS



AERIAL PHOTO



SEDONA, AZ

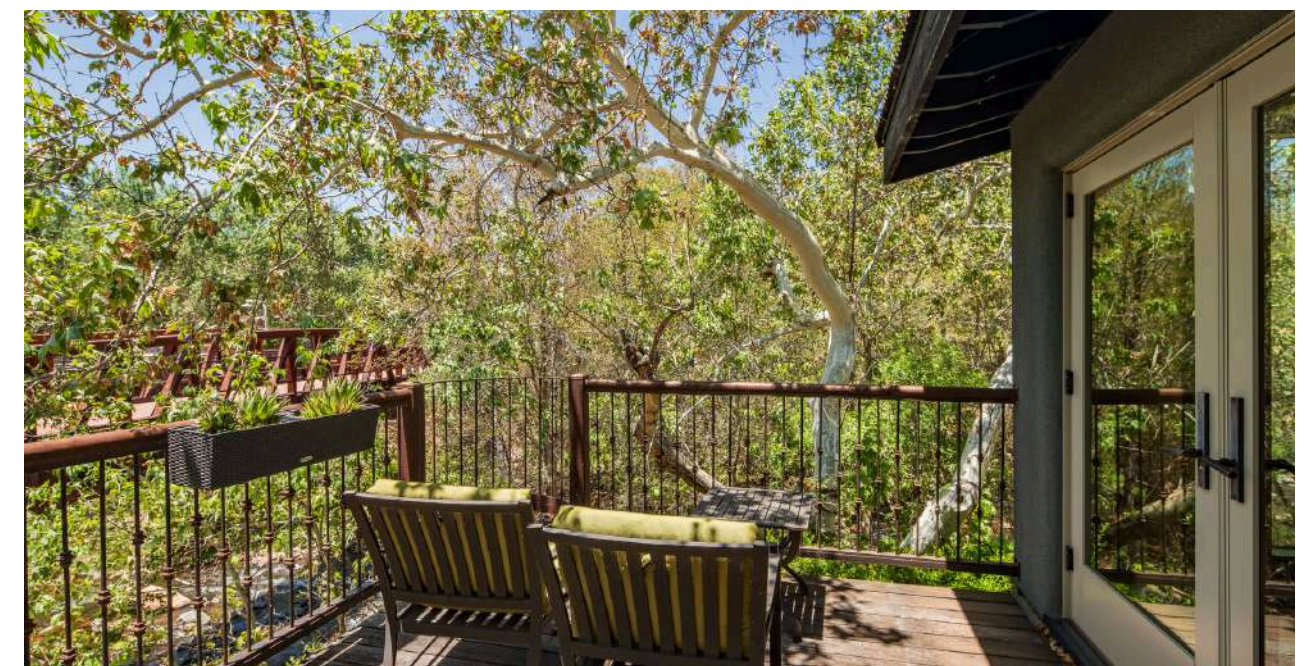
Now available for sale, this exceptional piece of real estate sits in a prime location in the heart of Sedona, offering a serene setting like nothing else in town, yet walkable from it all. This is an absolute stunner that must be experienced in person!

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

+/- 6,000 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. 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

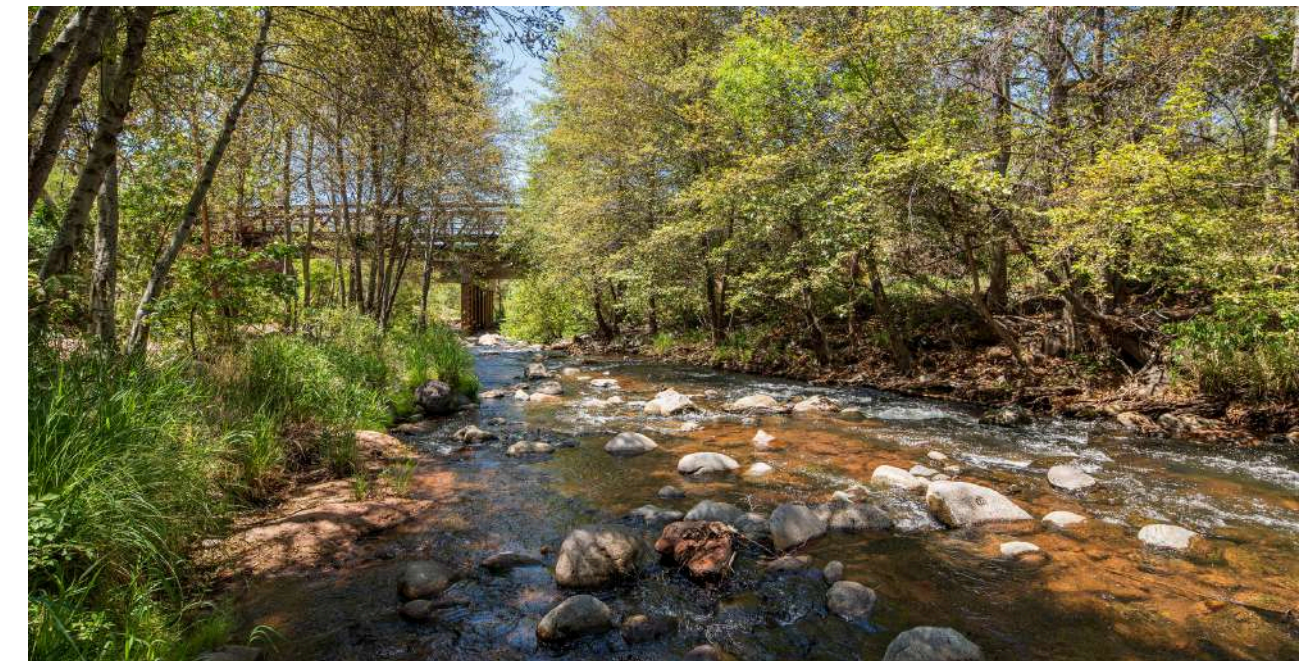
ALLOWABLE USES

- 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.)

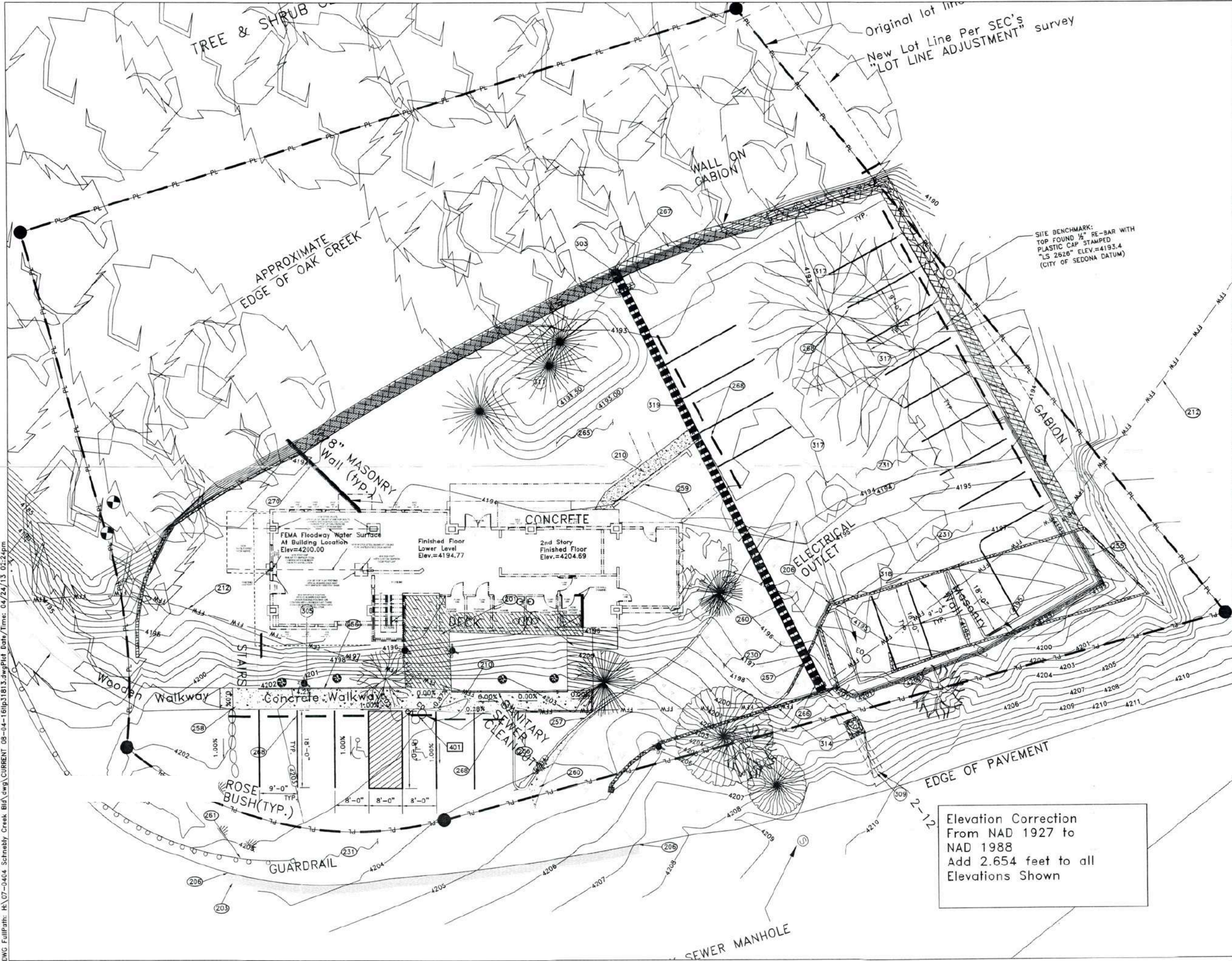
This can be transformed into Short Term Rentals in the main building or built elsewhere on property (up to 6 allowed with written/signed grandfathered use that was approved and runs with the property).


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.

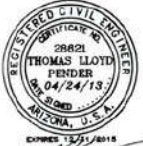


SURVEY





PENDER ENGINEERING
Tom L. Pender, P.E. &
P.O. Box 1245
Cottonwood, AZ 86326
(928) 639-0776



SCALE-1"=10' HORIZ.

200

MAG STD 201 TYPE "A" MARICOPA EDGE
SEE SHEET C 7 FOR DETAILS

201

NEW RAMP ACCESS PER ARCH. PLANS
MAX GRADE 1" PER FT.

203

2' SAW CUT

206

MATCH EXISTING

210

MAG STD SIDEWALK-VERIFY COLOR AND FINISH
WITH ARCHITECT AND OWNER

211

EXISTING GABION BASKET WALL
WITH A CONCRETE WALL CAP

212

FEMA FLOODWAY LINE

230

RETAIN EXISTING CONCRETE

231

PARKING SURFACE-2"DG/6"ABC

255

CONSTRUCT NEW CMU RET. WALL SEE
DETAIL SHT #7 FOR ELEVATIONS

256

42" HANDRAIL- SEE SHEET C6 FOR DETAILS
FIELD-VERIFY LOCATION AND NECESSITY OF
RAILING WITH ARCHITECT ACCORDING TO FINISH
GRADES AND LANDSCAPING

257

MAG STD 222 TYPE "B" VERT. CURB-SEE SHEET
C6 FOR DETAILS

258

RETAIN EXISTING SIDEWALK

259

NEW TRASH SERVICE AREA PER ARCH. PLANS

260

NEW CONCRETE OVER 24" CMP, MATCH
EXISTING GRADE

261

GUARD RAIL TO BE REMOVED IN CONJUNCTION
WITH 179 IMPROVEMENTS

262

NEW CONCRETE MATCH EXISTING GRADE

265

4" FESCUE GRASS WITH IRRIGATION AS PER
LANDSCAPER

266

24" CMP T INTERSECTION SEE C-6 DETAILS
WELDED WIRE GRATE 4202.10
INVERT IN 4198.50
INVERT OUT 4193.68
COORDINATE CURB AND PLANTER LOCATION
WITH LANDSCAPE PLAN

267

24" CMP OUTLET SEE C-7 FOR DETAILS
INVERT = 4186.66

268

6" PARKING BUMPER BLOCKS TYP.

269

NA

270

Wall to be removed

303

EXISTING DRAINAGE OUTLETS TO BE RETAINED
WITH 4" DIP, AND 4" PVC

305

STANDARD WATER BOX-VERIFY WITH PLUMBING
PLANS

309

EXISTING STORM DRAINS

311

FIRST FLUSH BASIN
PER DRAINAGE REPORT

314

RETAIN EXISTING WALL AND DRAINAGE DROP
STRUCTURE

317

REMOVE EXISTING TREE

318

4" PVC

319

24" CMP

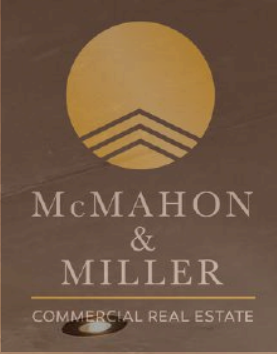
401

ADJUST EX SEWER C.O. TO GRADE AND INSTALL
TRAFFIC RATED COVERS

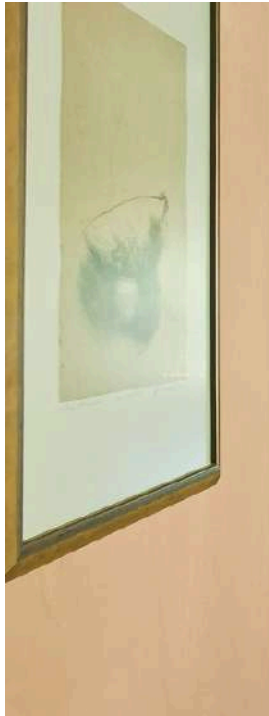
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DESIGN	TLP	07-10-07
DRAWN	JJD/DD	07-10-07
CHECKED	TLP	10-03-07
REVISED	TLP	04-24-13

C 4-SITE AND GRADING PLAN

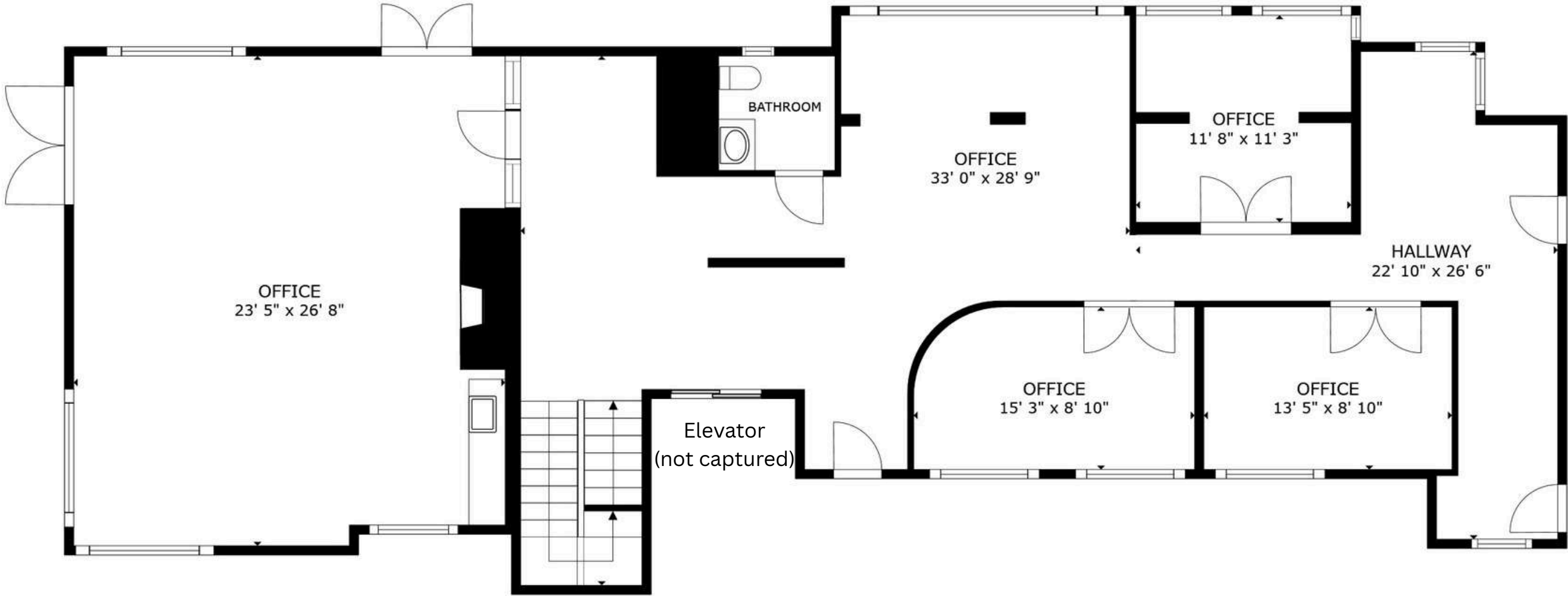
STREET LEVEL



STREET LEVEL (CONT'D)



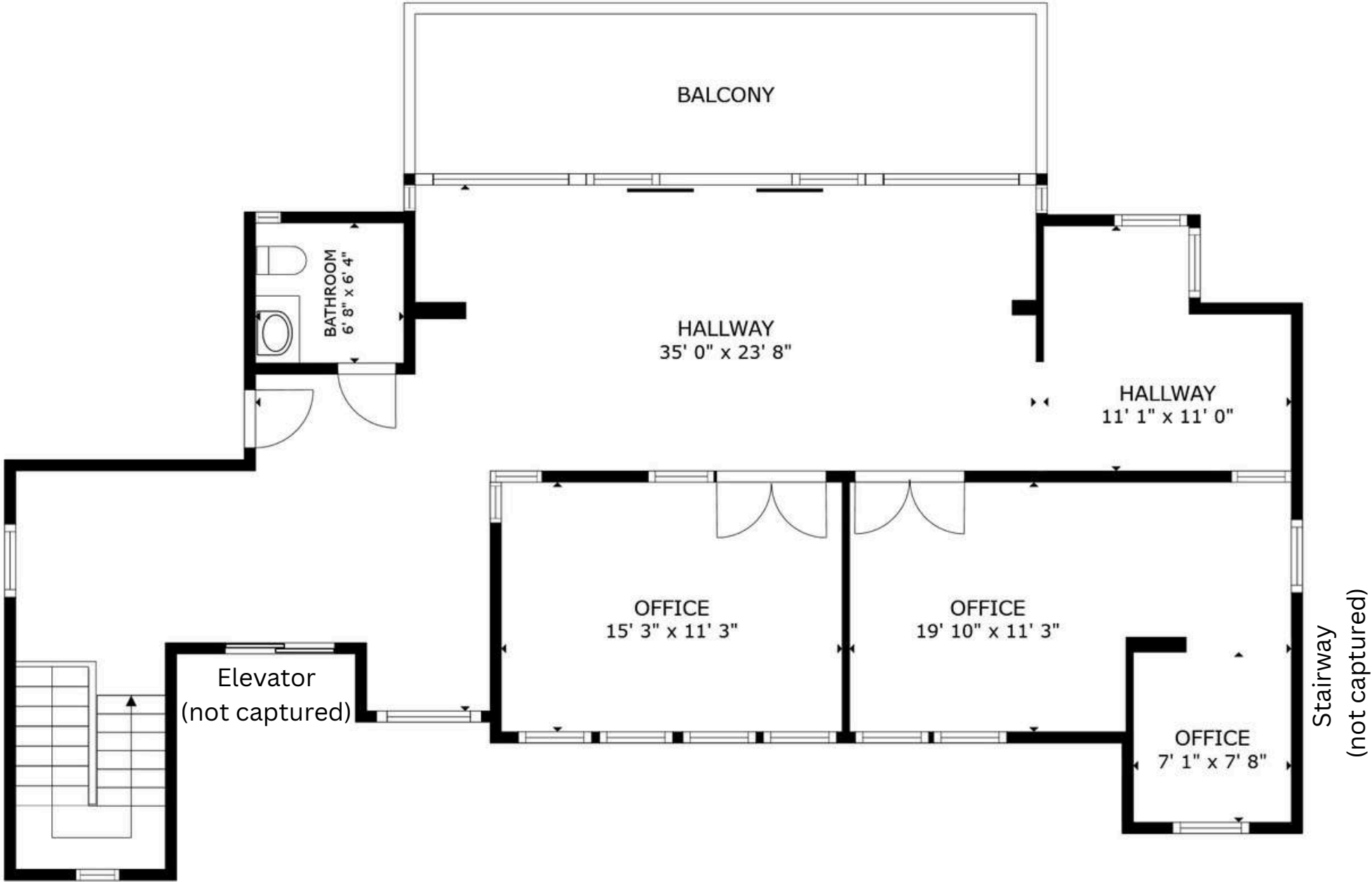
STREET LEVEL



TOP LEVEL



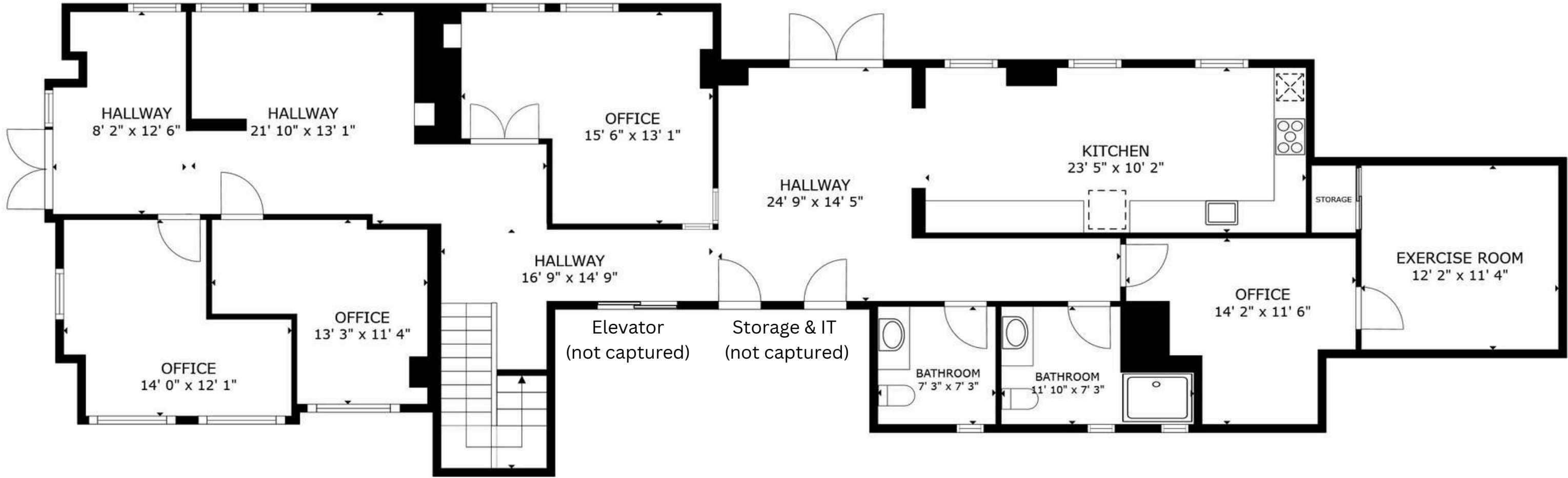
TOP LEVEL



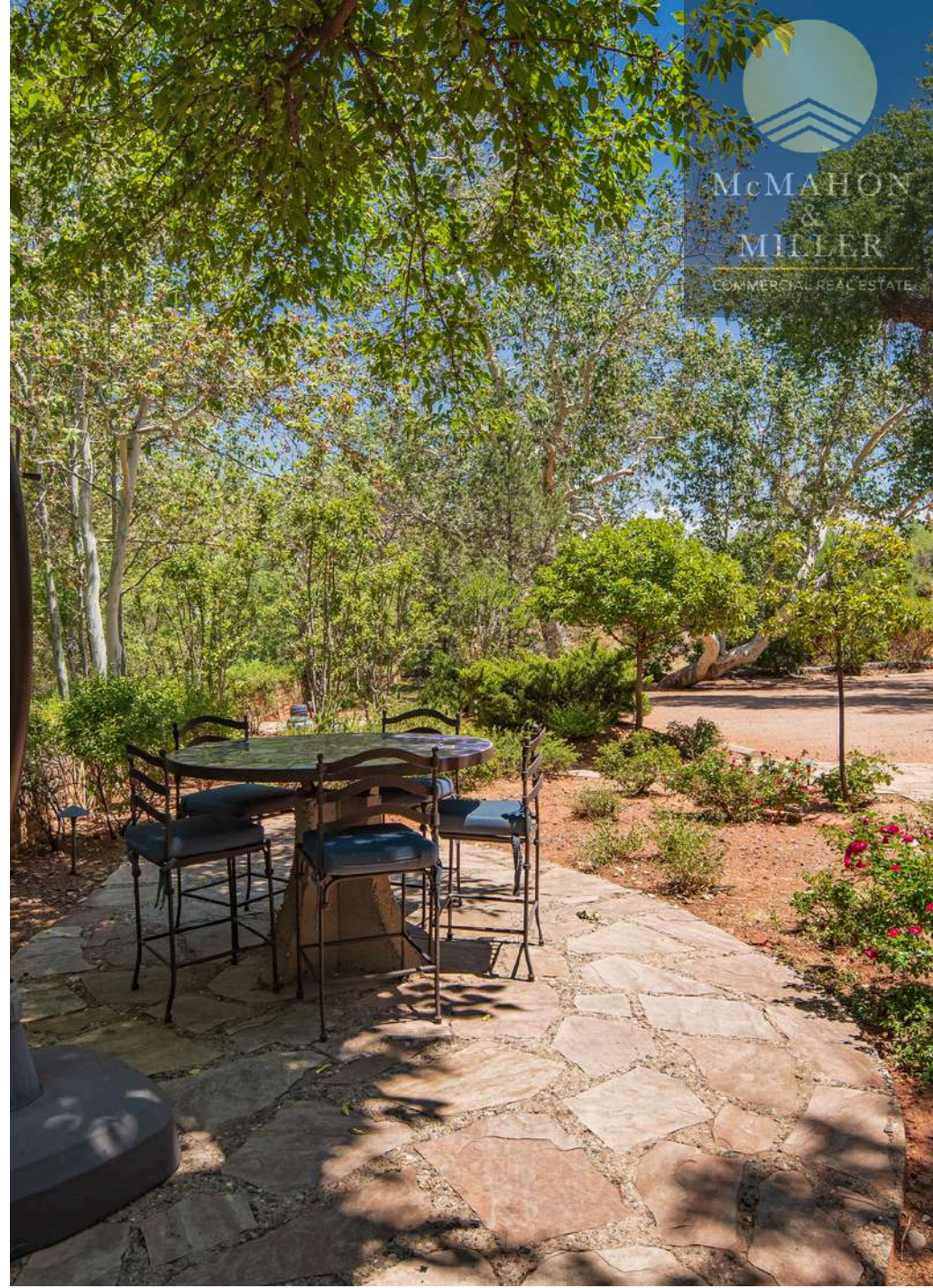
LOWER LEVEL



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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