

OFFERING MEMORANDUM

45 BIRCH BLVD | SEDONA, ARIZONA 86336

\$1,999,999.00



SEDONA
〈ELITE〉
PROPERTIES

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45 Birch Blvd Sedona, Arizona 86336

Explore this unique and beautifully designed commercial building located in the heart of West Sedona. Surrounded by local restaurants, retail shops, banks, and a variety of businesses, this flexible property boasts a prime location.

This property comes complete with a large soundproof room for music/recording or anything else you desire, a full stainless equipped kitchen, 4 separate rooms/offices, 2 working/storage rooms, a large gallery room with movable walls, 1 full bath, 1 half bath, and a large double shower area, 45 Birch Blvd has so much to offer!



Exterior Photos - Drone



Exterior Photos - Parking, Patio, Yard



Interior Photos - Common Areas



Interior Photos - Large Meeting Spaces



Interior Photos - Breakout Rooms/Offices



Interior Photos - Kitchen



Interior Photos - Kitchen (continued)



Interior Photos - Bath + Utility





Property Description – 45 Birch Blvd, Sedona, Arizona

This exceptional commercial property is a rare offering in the heart of Sedona. Built in 1978 and completely renovated in 2008 by Design Group & Joel DeTar for Mary Fisher Studio, the building was gutted and rebuilt from top to bottom, with further reconfiguration in 2015 and additional improvements in 2023.

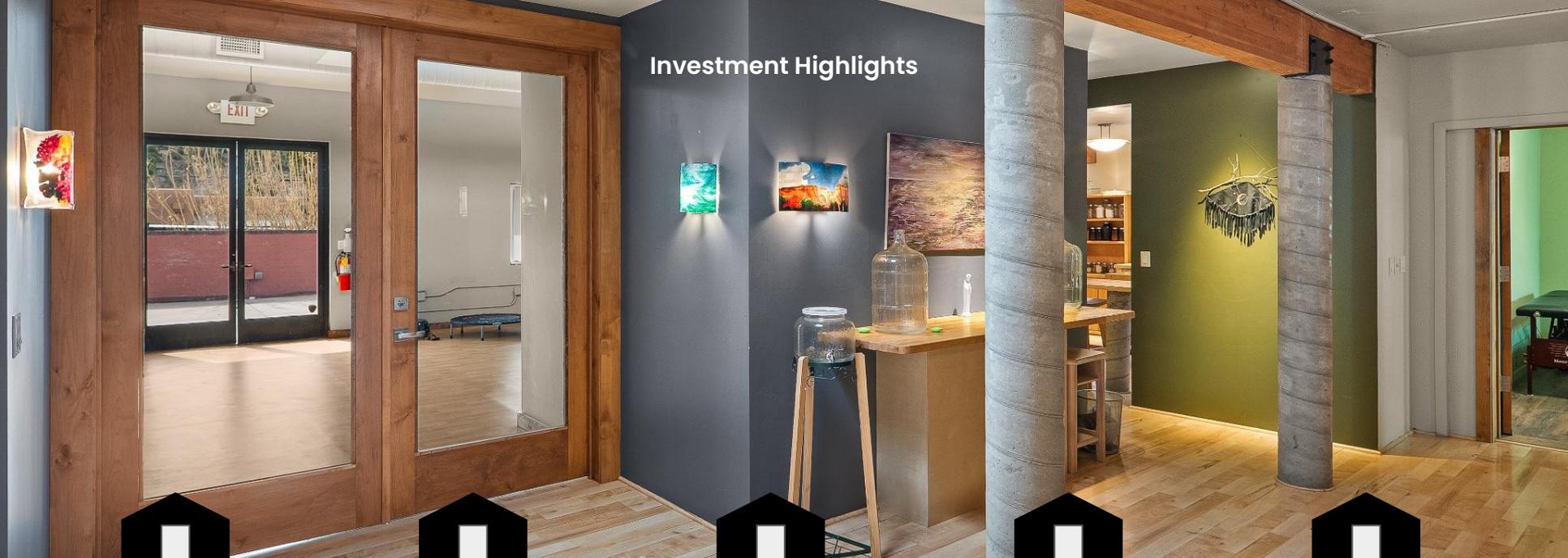
The 4,371 SF structure features 16+ foot ceilings, clerestory north-facing windows providing abundant natural light, curved architectural walls, beautiful flooring, multiple treatment rooms, a kitchen, and landscaped grounds. The design blends artistic character with solid block construction and high-end materials including iron and wood beams, metal siding, and a state-of-the-art solar system.

M2 zoning allows for a wide range of uses, including wellness, retail, personal services, assisted living, food and beverage, brewery/winery/distillery, multifamily, educational, medical/dental, studio/gallery, executive office, community center, and event space.

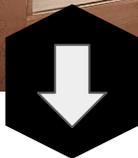
Strong income opportunity (projected 8.8% cap) with flexibility for both investors and owner-users. The current tenant operates month-to-month at \$15,000 per month plus ½ NNN. The lease requires only 60 days' notice to vacate, providing a clear path for owner occupancy.

Additional features include owned solar generating net-positive income, full perimeter stucco block wall with iron locking gate, 12 on-site parking spaces plus 10 overflow parking spaces across the street, and a 280 SF climate-controlled storage structure (not included in square footage). Architectural plans are available. The property is steps from Whole Foods, Chase Bank, and numerous hotels and restaurants.

With replacement value estimated north of \$3.5 million and commercial land trading at \$20+ PSF, the offering price represents a compelling value relative to both market and build cost.



Investment Highlights



Price

High-quality build at this price is extremely rare in Sedona



Location

Convenient location just steps from 89A. Whole Foods, restaurants, and hotels within walking distance.



Turn-key Condition

Top to bottom renovation in 2015 and further improvements in 2023



Solar + Water

Solar installed in 2016 and among only a handful of properties fed by spring water



Secure Location

Full perimeter stucco wall barrier with locking auto iron gate. Security system available.

45 Birch Blvd, Sedona, Arizona

High-quality commercial building in West Sedona located at the corner of Highway 89A and Birch Blvd. This energy-efficient property is full of natural light, 16 foot ceilings, and wide open spaces.

Overview

Price	\$1,999,999.00 Vacant / Available for Owner-User
Zoning	M2 (see following page for allowable uses)
Building Size / Lot Size	4,371 sf building 12,632 sf lot 2,300+ sf paved parking area 2,500+ sf backyard 280 sq. ft. shed with mini split [not included in the aforementioned square footage]
Parking	12 on-site + 10 across street
Built/Renovated	Built in 1978, Full Renovation in 2008 by Joel Detar & Design Group, Reconfigured in 2015

Additional Property Features

- Endless spring water
- Solar-powered
- Complete sound-proof room
- ADA bathrooms
- Additional water hookups
- Climate-controlled storage

Building Details

Construction	Wood frame stucco
Solar	Full solar package installed in 2016 - cost of \$80k, fully owned
Electricity	No electric utility costs - solar generates ~\$2,000+/yr income
Access	City - paved on Birch
Sound	Triple sound-proofed skylights and windows
Security	Locking roll gate

M2 Zoning Supports:

- Single Family (attached)
- Duplex
- Multifamily
- Assisted Living
- Dormitory
- Club/Lodge
- Daycare
- Church
- School (public or private)
- School (vocational or trade)
- Medical/Dental clinic
- Gallery/Studio
- Wellness/Retreat
- Restaurant
- Catering/Commissary Kitchen
- Brewery/Winery/Distillery
- Bar/Tavern/Lounge/Tasting Room
- Restaurant/Mobile Food Vending
- Retail
- Admin/Professional/Government Office
- Nursery/Garden
- Special-use
- Personal Services (spas, beauty, yoga, etc.)

**** A full list of allowable uses can be found here:
<https://sedona.municipal.codes/SLDC/3.2.E>**





Sedona, Arizona

Location

- 1 hour 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+

For current tourism trends, visitor volume, and economic impact data, please refer to reports published by the **Sedona Chamber of Commerce & Tourism Bureau**: <https://sedonachamber.growthzoneapp.com/ap/CloudFile/Download/LyD8IbIP>



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