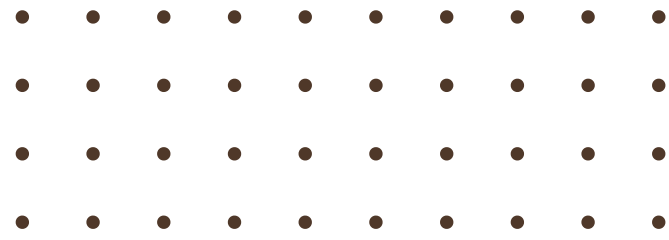


M&M COMMERCIAL - 45 BIRCH BLVD



FOR SALE

CLASS 'A' BUILDING IN
PRIME SEDONA LOCATION

45 BIRCH BLVD
SEDONA, ARIZONA

OFFERED @ \$2,499,000



LISTING BROKER:
JACK MCMAHON
(928) 224-2709
JACK@MMPROPSAZ.COM
COMPANY WEBSITE



CO-LISTING BROKER:
IAN KRAUT
(928) 421-2561
IAN@SEDONAEELITEPROPERTIES.COM
COMPANY WEBSITE

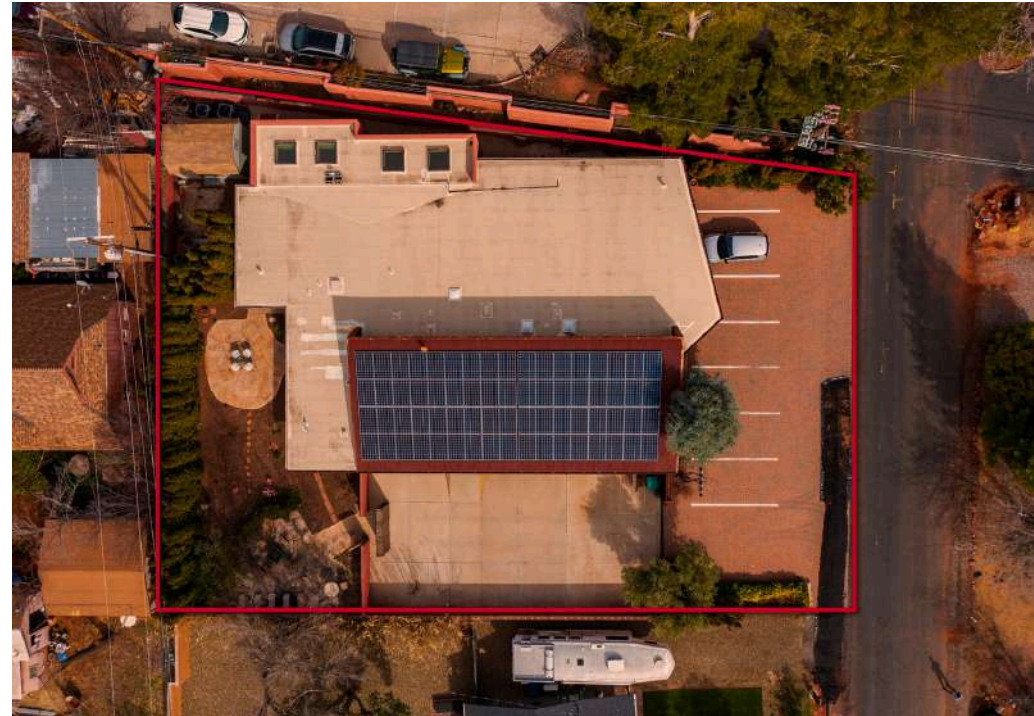
Table of Contents

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02 Table of Contents	13 Floor Plan
03 - 05 Photos	14 Location
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07 Building Description	17 Photos
08 - 09 Investment Highlights	18 - 19 Tourism Cont'd
	20 Contact

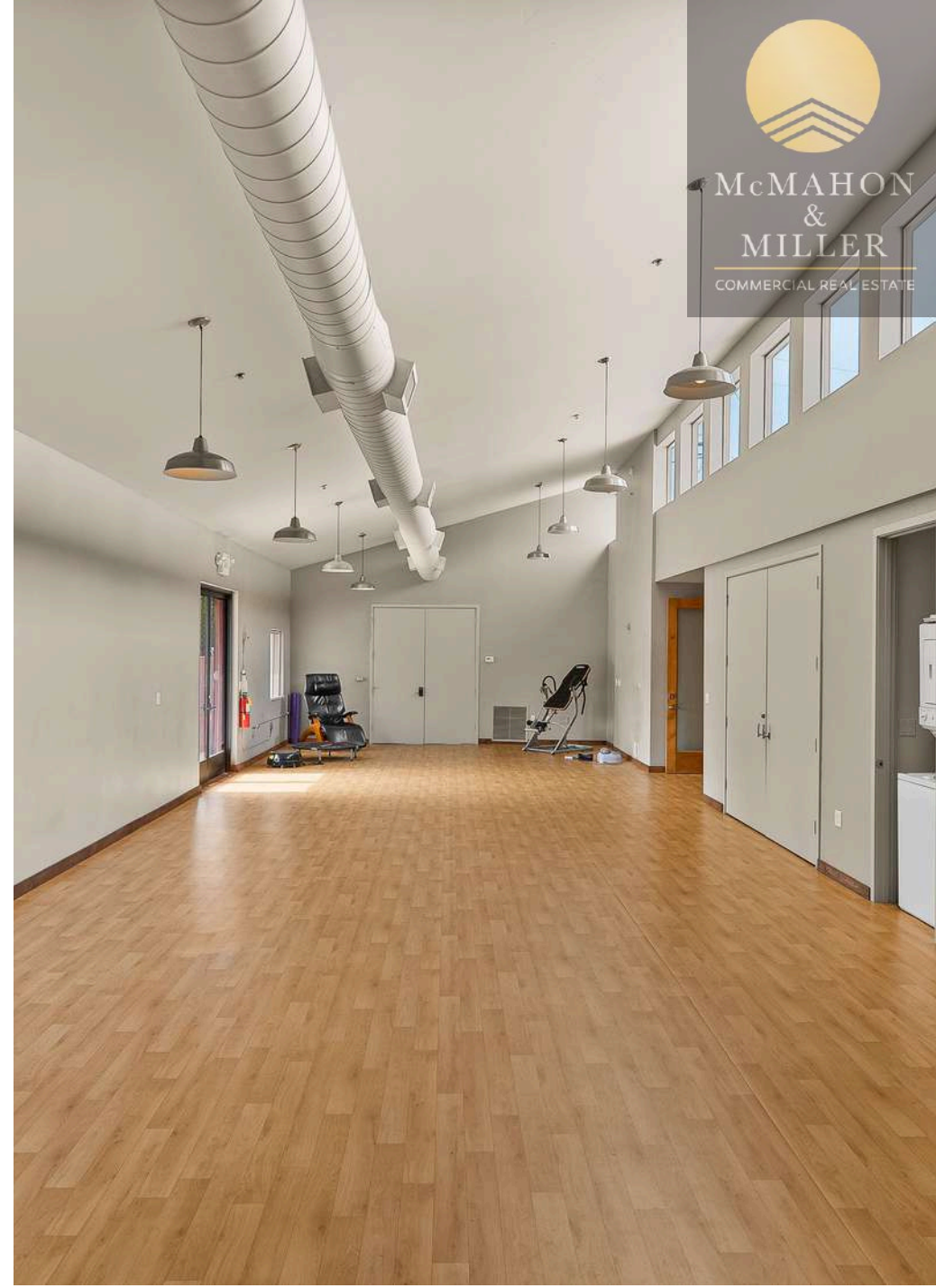


M&M COMMERCIAL - 45 BIRCH BLVD

EXTERIOR PHOTOS

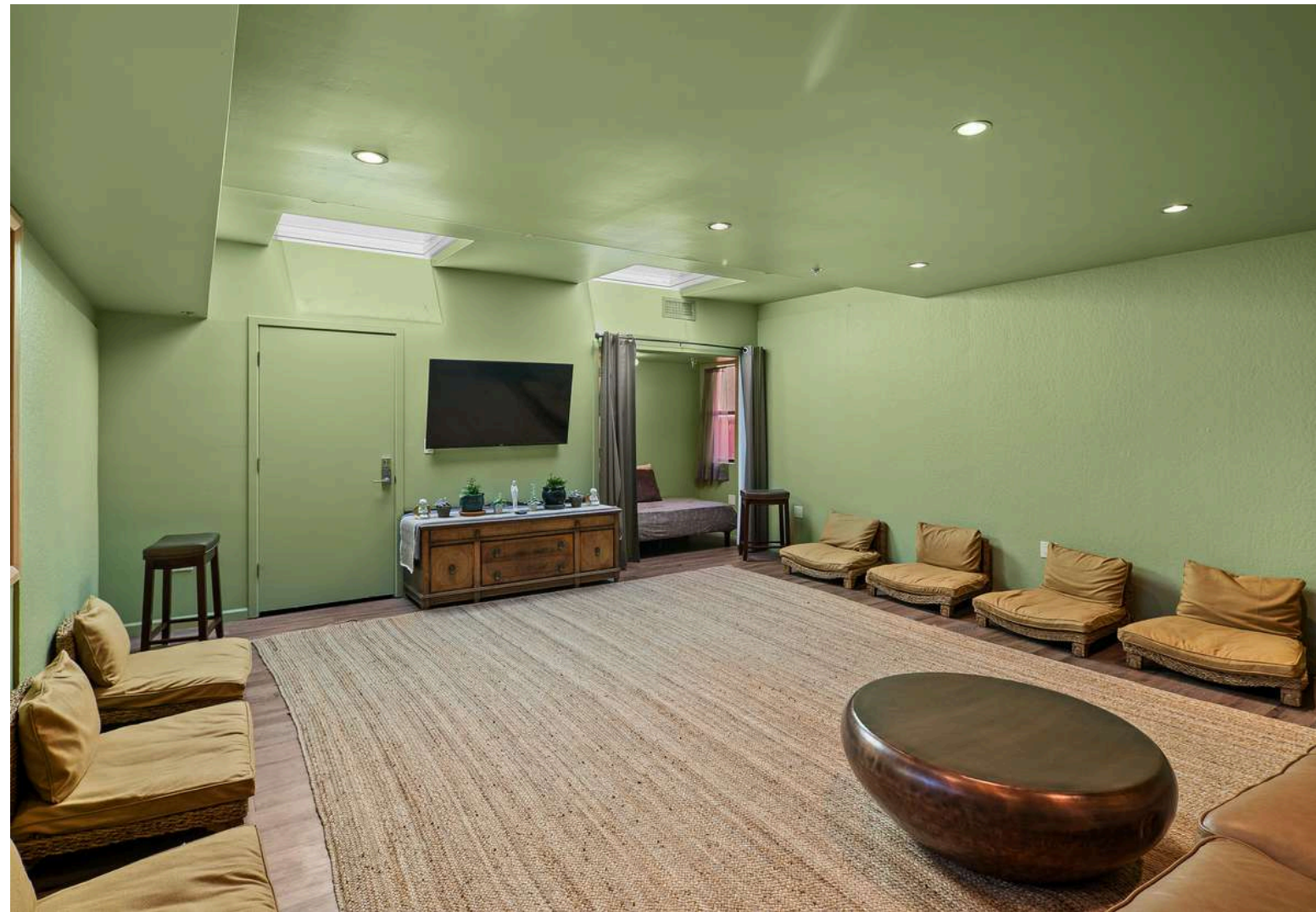


ENTRANCE & REC ROOM

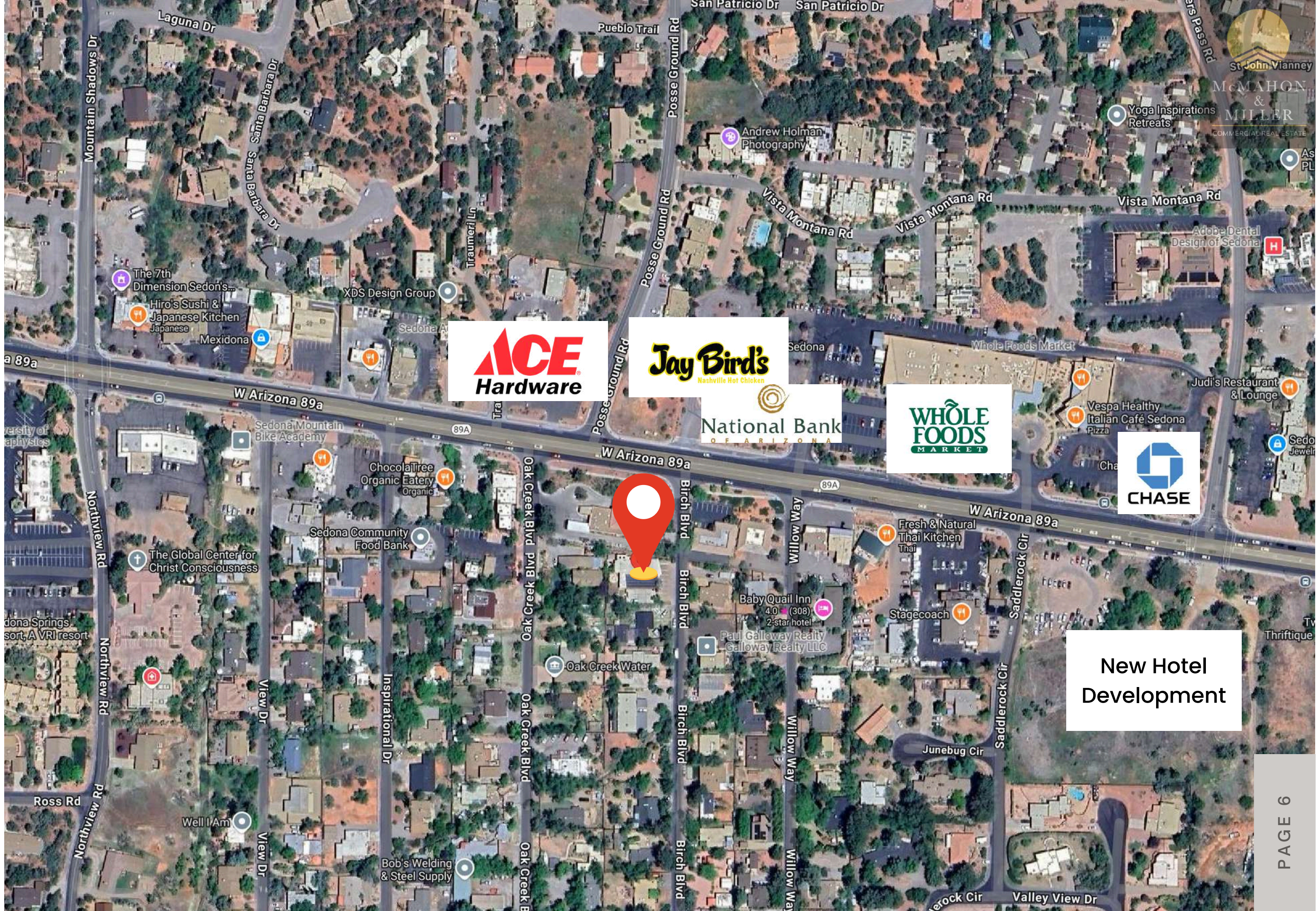


M&M COMMERCIAL - 45 BIRCH BLVD

LARGE GATHERING SPACE



AERIAL MAP



New Hotel Development

PROPERTY DESCRIPTION

This incredible commercial property is a rare find in Sedona and is situated in the center of town. Located minutes from restaurants, banks, retail shops and a variety of businesses. Built in 1978, the property has seen a major renovation and includes a wide open space with 16+ ceiling, clerestory north facing windows providing natural light, beautiful flooring, curved walls, several treatment rooms, a kitchen, as well as landscaped grounds. The original building was gutted and rebuilt, top to bottom renovation by Design Group & Joel DeTar in 2008 for Mary Fisher Studio and reconfigured in 2015 to open the interior into smaller areas. There have been additional improvements in 2023. The M2 zoning is advantageous and offers the opportunity for a multitude of uses i.e. wellness center, general retail/retail space(s), personal services, assisted living, food and beverage, brewery/distillery/winery, multifamily, school, church, dance, art/studio space, executive center, community center, medical or dental, education, events etc. It's endless spring water also provides a unique opportunity to make this retreat center Sedona's only hot springs.

The 4,371 sq. ft. building is an artistic marvel and arguably one of the nicest buildings in all of Sedona with solid block construction, high end building materials throughout including iron and wood beams, metal siding and includes a state of the art solar system, fire safety, wiring, plumbing, water supply, irrigation and landscaping. Beautiful yard space with plenty of space to take in the sun. Storage unit with sliding glass door (not included in SF calc.) with mini split system for climate controlled storage or additional office space. Full perimeter stucco block wall with iron locking gate. Owned solar that makes a net profit. Parking onsite PLUS additional parking across the street in an overflow parking lot. Steps from: Whole Foods, Chase Bank, and several hotels & restaurants. Full architectural plans on-hand. Currently set up as a wellness center which can stay with the property if desired to allow for seamless transition. The replacement value of the building alone is north of \$3.5 million. With land trading for \$20+ PSF for commercial uses, the offering price comes in far below market and/or replacement value.





Investment Highlights.



M&M COMMERCIAL - 45 BIRCH BLVD



Price

\$2,499,000
Cannot find or build this quality at this price point in Sedona.




Location

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



Turn-key condition

Top to bottom renovation in 2015 and further improvements in 2023.



Solar & Water

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



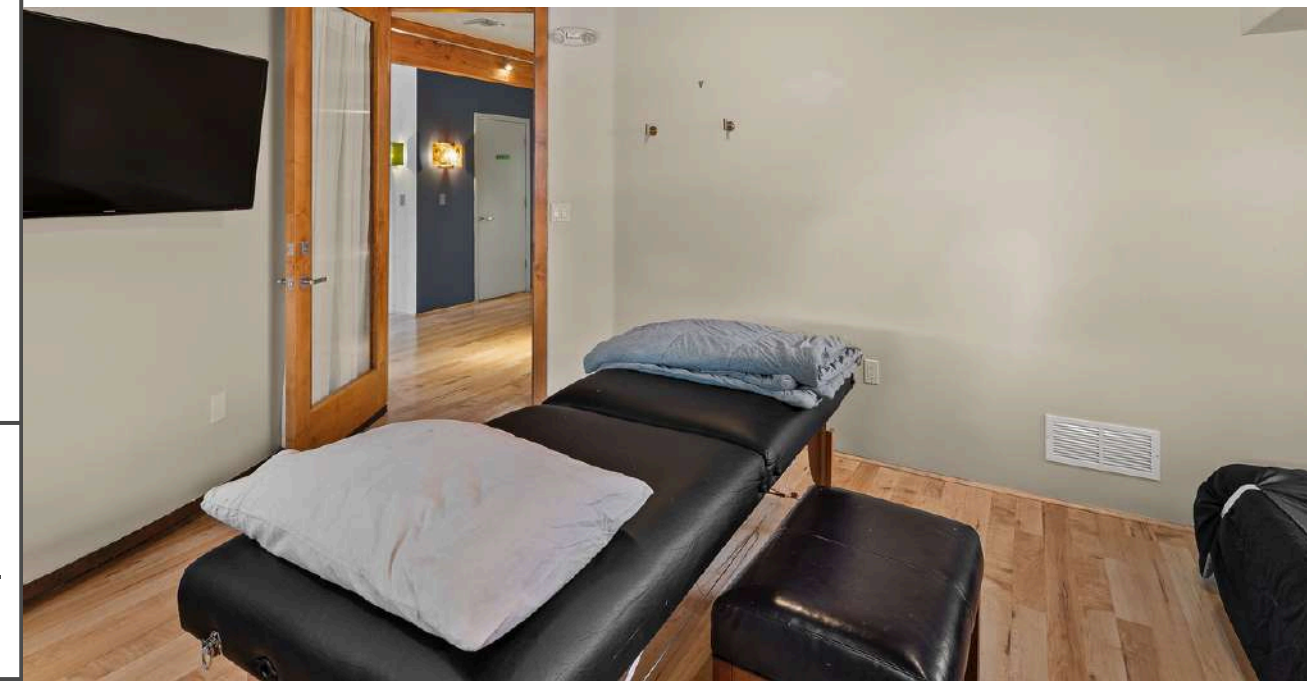
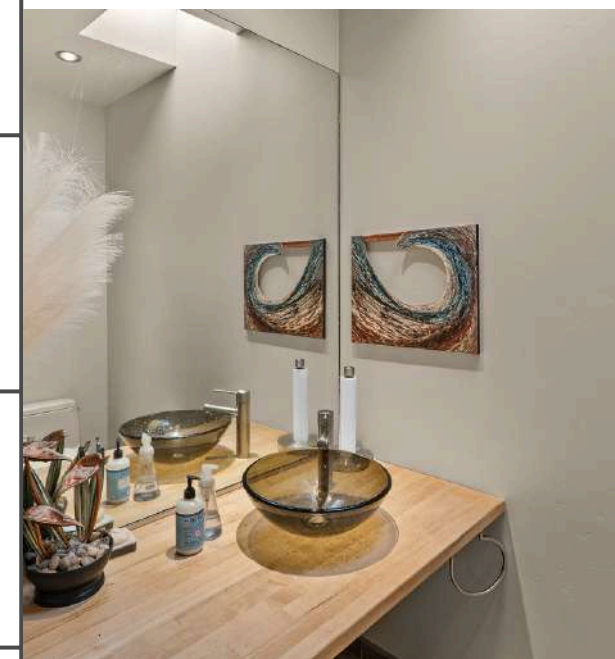
Secure Location

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

OFFERING DETAILS

M&M COMMERCIAL - 45 BIRCH BLVD

ADDRESS	<u>45 BIRCH BOULEVARD, SEDONA, AZ 86336</u>
PRICE	\$2,499,000 VACANT / AVAILABLE FOR OWNER-USER
LOT & BUILDING	12,632 SF LOT 4,371 SQ. FT. BUILDING 2,300+ SQ FT PAVED PARKING AREA 2,500+ SF BACKYARD 280 SQ. FT. SHED W/MINI SPLIT
ZONING	M2 (SEE FOLLIWING PAGES FOR ALLOWABLE USES)
PARKING	12 ON-SITE + 10 ACROSS STREET
DUE DILIGENCE MATERIAL AVAILABLE	SITE PLAN FLOOR PLAN MECHANICAL PLANS SOLAR PANEL DOCS IMPROVEMENTS LIST ORIGINAL & RENO PLANS
AERIAL VIDEO	<u>CLICK HERE</u>



ALLOWABLE USES

- Single family (attached)
- Duplex
- Multifamily
- Assisted Living
- Dormitory
- Club/lodge
- Daycare
- Church
- School (public or private)
- School (vocational or trade)
- Medical or Dental Clinic
- Veterinary Hospital or Clinic
- Indoor Rec Facility
- Bar, Tavern, Lounge, Tasting Room
- Catering Establishment
- Microbrewery, Distillery, or Winery
- Restaurant or Mobile Food Vending
- Admin., Professional, or Gov Office
- Financial Institution
- Personal Services (spas, beauty, massage, yoga, salon etc.)
- General Retail

SUMMARY TABLE OF ALLOWED USES

E. Table of Allowed Uses

See Table 3.1, below.

Table 3.1 Table of Allowed Uses																			
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																			
	Residential								Non-Residential						Other			Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC
Residential																			
Household Living																			
Dwelling, Co-Housing																	P	P	3.3.A(1)
Dwelling, Duplex																	P	P	
Dwelling, Live/Work																	P	C	3.3.A(2)
Dwelling, Multifamily																	P	P	3.3.A(3)
Dwelling, Single-Family Attached																	P	C	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P			3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
Group Living																			
Assisted Living Center																	P	P	
Dormitory																	C	C	
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery or Interment Facility																		C	
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P	P	3.3.B(1)
Conference/Meeting Facility																	A	A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P					A	

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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS		OC
Foodbanks																			
	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Funeral Facility																			
Library																			
										C	C	P	P	P	P	C			
Museum																			
										C	C	P	P	P	P	C		P	
Park, Active																			
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Open Space, Passive																			
	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly																			
	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
Shelters (e.g., homeless shelter)																			
	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Educational Facilities																			
School, Public or Private																			
	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)
School, Vocational or Trade																			
											P	P	P	P					
Healthcare Facilities																			
Hospital																			
											P	P	P		P				
Medical or Dental Clinic																			
										C	P	P	P		P				
Commercial Uses																			
Animal-Related Uses																			
Kennel, Commercial																			
																	C	P	3.3.C(1)
Stable, Commercial																			
	P	P																	3.3.C(2)
Veterinary Hospital or Clinic																			
										C	P	P	P	P					3.3.C(3)

Table 3.1 Table of Allowed Uses																			
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Recreation and Entertainment																			
RV Park																			
																		P	3.3.C(4)
Indoor Recreation Facility																			
																	A	A	3.3.C(5)
Outdoor Recreation Facility																			
	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C	3.3.C(6)	
Food and Beverage Services																			
Bar, Tavern, Lounge, or Tasting Room																			
																	C	P	3.3.C(7)
Catering Establishment																			
																	P	P	
Microbrewery, Distillery, or Winery																			
																	C	P	3.3.C(8)
Mobile Food Vending																			
																	P	P	3.3.C(9)
Restaurant																			
																	P	P	3.3.C(10)
Restaurant with Drive-Through																			
																	C	P	3.3.C(11)
Office, Business, and Professional Services																			
Administrative, Professional, or Government Office																			
																	P	P	3.3.C(12)
Financial Institution																			
																	P	P	3.3.C(13)
Lodging																			
Lodging, Medium-Density																			
																		P	3.3.C(14)b
Lodging, High-Density																			
																		See 3.3	
Personal Services																			
Personal Services, General																			
																	P	P	

SUMMARY TABLE OF ALLOWED USES (CONT'D)

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 4 of 7

Section 3.2 Table of Allowed Uses | Sedona Land Development Code Page 5 of 7

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Table 3.1 Table of Allowed Uses
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential								Non-Residential						Other				Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC		
Laundromat, Self-Service							A	A	A	P	P	P	P	P						3.3.C(16)
Retail Sales																				
Auction House										P	P	P	P	P						3.3.C(17)
Building Materials and Supply Store												P	P							
General Retail, Less than 10,000 Square Feet									P	P	P	P	P	P					P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet												P			P					
General Retail, More than 25,000 Square Feet												C			C					
Medical Marijuana Dispensary												P	P							3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location, Recreational Marijuana Establishment Dual Licensee												P	P							3.3.C(19)
Nursery or Garden Supply Store										C	P	P	P	P					P	3.3.C(20)
Transportation, Vehicles, and Equipment																				
Equipment Sales and Rental												C	P							3.3.C(21)
Fleet Services												P	P	C	C					3.3.C(22)
Off-Highway Vehicle Sales and Rentals												C	C	C						3.3.C(29)
Parking Facility											P	P	P	P	C					

Table 3.1 Table of Allowed Uses
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential								Non-Residential						Other				Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC		
Transit Terminal or Station																C				
Vehicle Fuel Sales												C	P	P						3.3.C(23)
Vehicle Repair, Major													P	P						3.3.C(24)
Vehicle Repair, Minor											C	C	P	P	P					3.3.C(25)
Vehicle Sales and Leasing													P	P	C					3.3.C(26)
Vehicle Service Station											C	C	P	P	P					3.3.C(27)
Vehicle Wash											C	P	P	P	P					
Adult Entertainment Establishments																				
Adult Entertainment													C	C						3.3.C(28)
Industrial Uses																				
Manufacturing and Processing																				
Food Processing										C	C	P	P	P	P					3.3.D(1)
Manufacturing, Artisan										C	C	P	P	P	P				P	3.3.D(2)
Manufacturing, Light													P	P						3.3.D(3)
Storage and Warehousing																				
Contractor Office or Equipment Storage Yard													C	P						
Outdoor Storage													C	P						3.3.D(4)
Self-Storage Facility													P	P						3.3.D(5)
Warehousing and Wholesale Facility													P	P						3.3.D(6)
Public and Semi-Public Utility Uses																				
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C			
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P				
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C			

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	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC		
Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C		
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																			
Accessory Uses																				
Agriculture, General	A	A																CA	A	3.4.D(1)
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A	A								A	3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A								A	3.4.D(4)
Outside Sales and Display											CA	CA	CA	CA	CA	CA				3.4.C(3)
Outdoor Dining											A	A	A	A	A				A	
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(5)
Parking Facilities	CA	CA	CA	CA	CA	CA	CA	CA	CA											3.4.D(7)
Temporary Uses																				
Christmas Tree and Pumpkin Sales	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P								P	
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P									P	3.5.E(5)

FLOOR PLAN



GROSS INTERNAL AREA
FLOOR 1: 4268 sq ft
EXCLUDED AREAS: PATIO: 905 sq ft, CARPORT: 684 sq ft
TOTAL: 4268 sq ft
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.



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+

M&M COMMERCIAL - 45 BIRCH BLVD

SEDONA, AZ



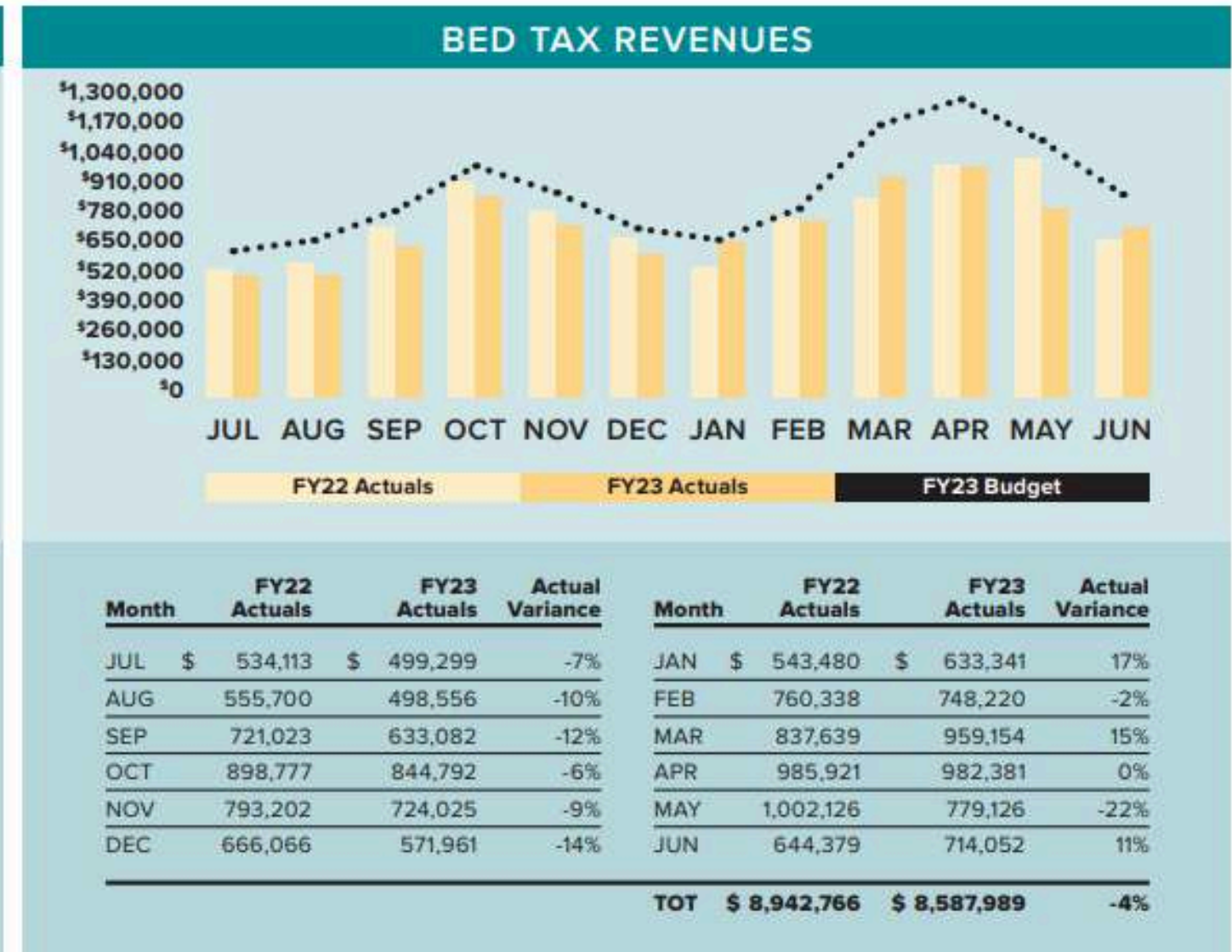
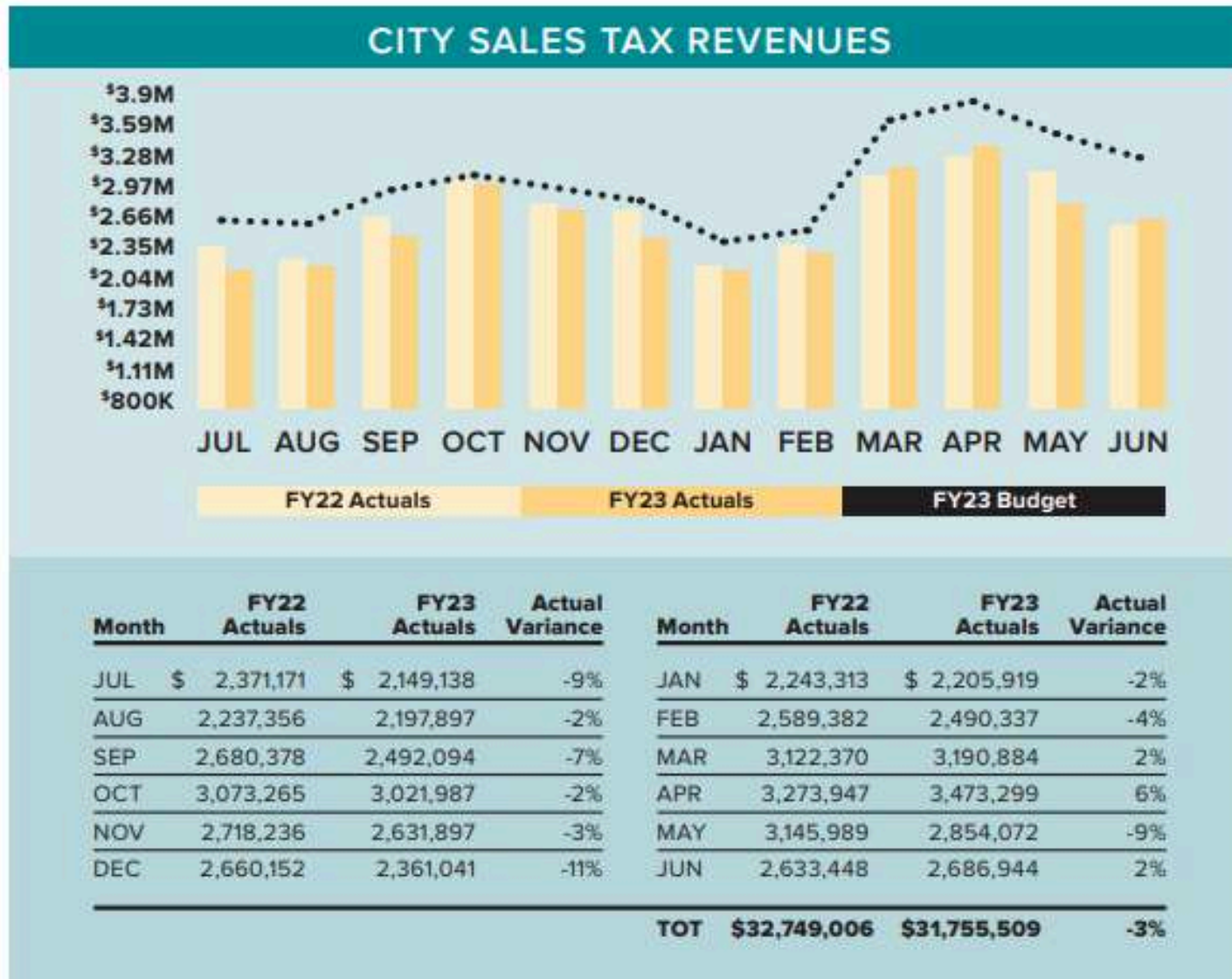
Statistics provided by the City of Sedona and Yavapai College

Visitors Generate Significant Funding



FY23 Sales and Bed Tax Revenues

FY23 (July 2022 – June 2023) vs FY22 (July 2021 – June 2022)



Traditional Lodging Performance FY23 vs FY19

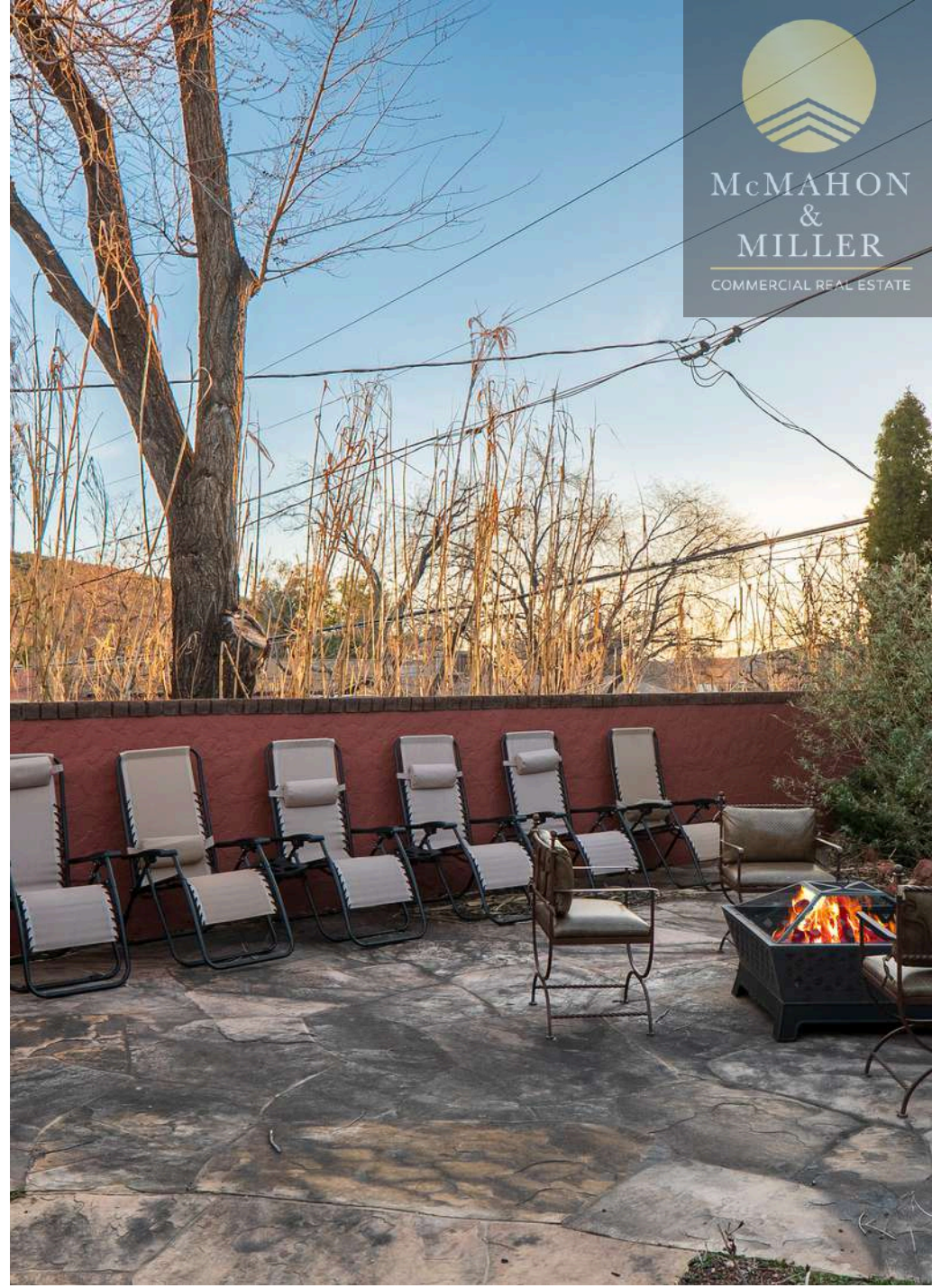
(FY19 is considered in the industry to be the most recent normalized year prior to the pandemic.)

Occupancy
↓ **7.0%**

Average Daily Rate
↑ **33%**

Revenue Per Available Room
↑ **24%**

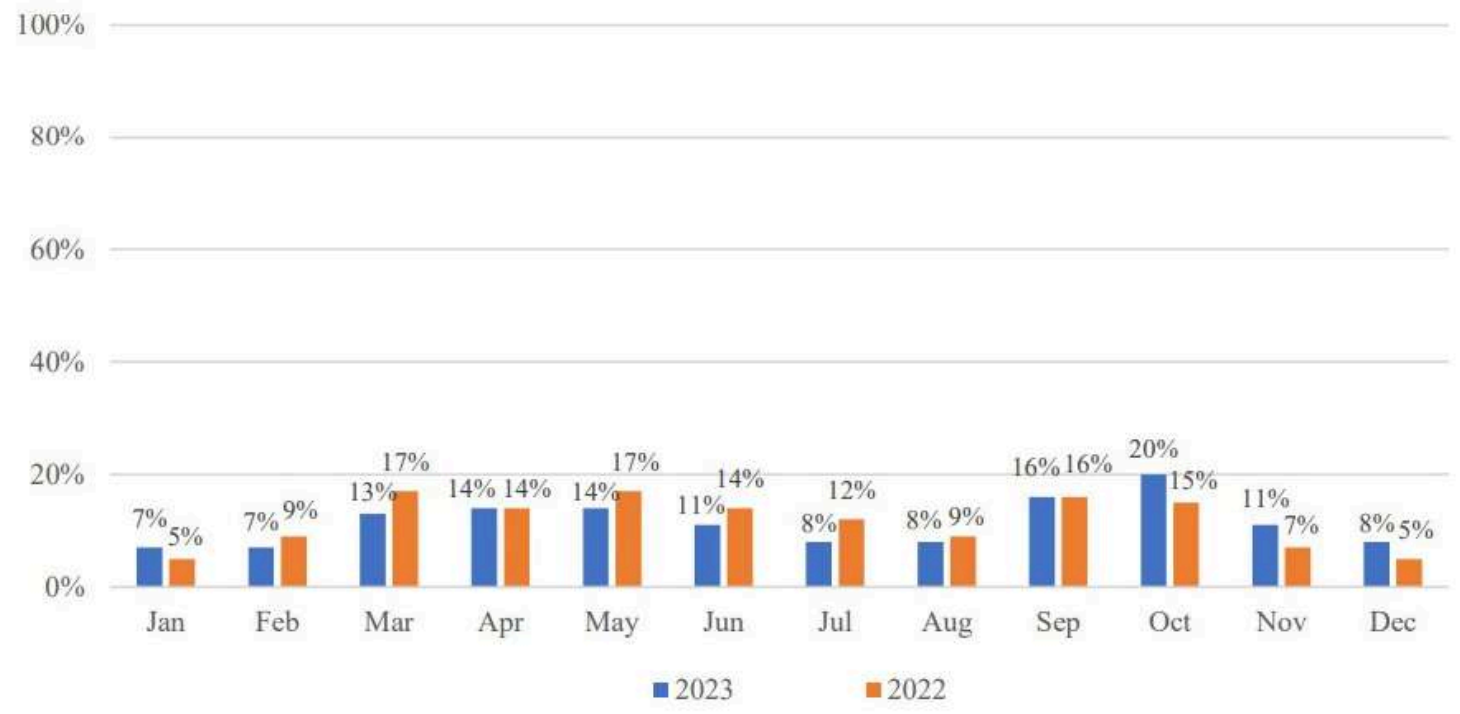
Exterior Photos



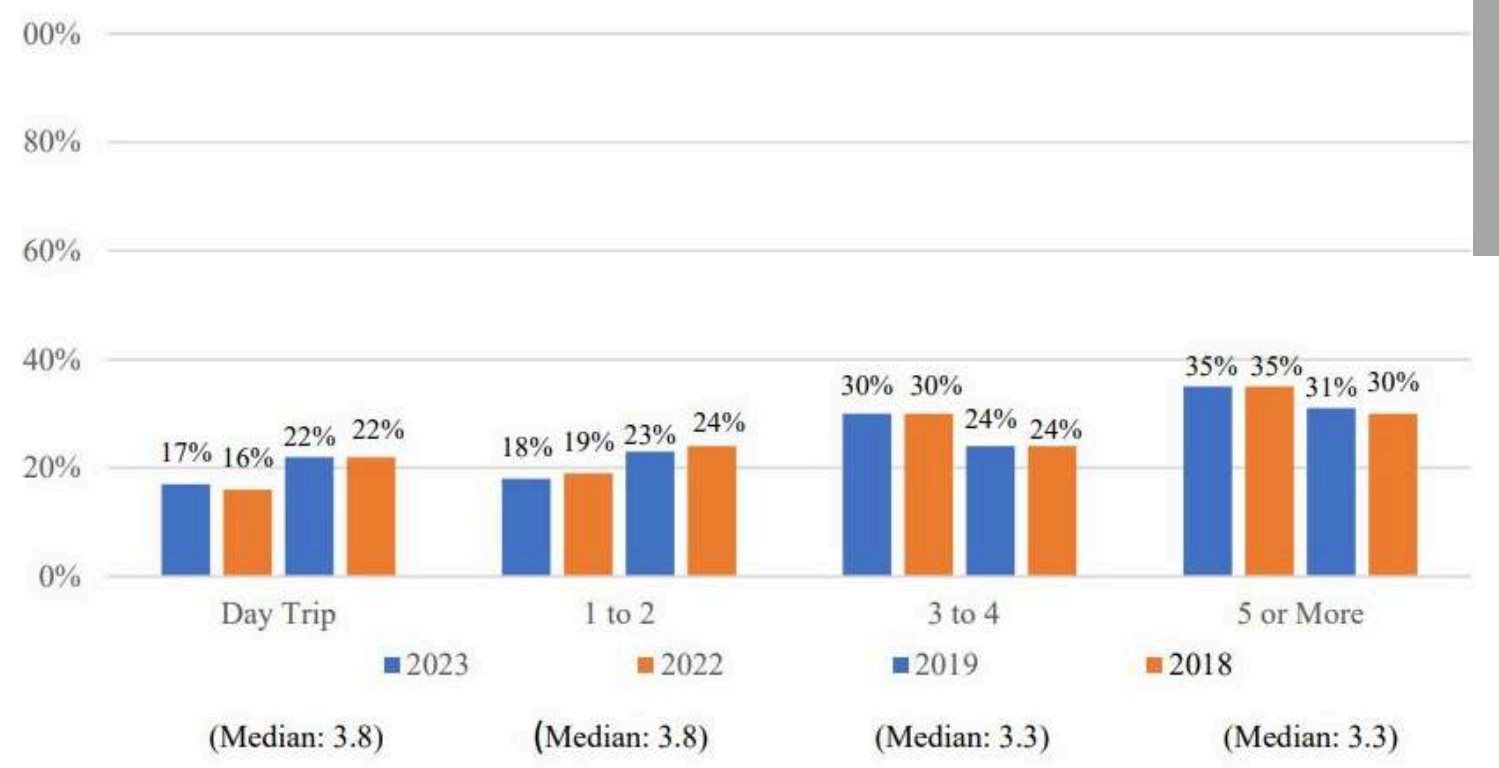
SEDONA VISITORS



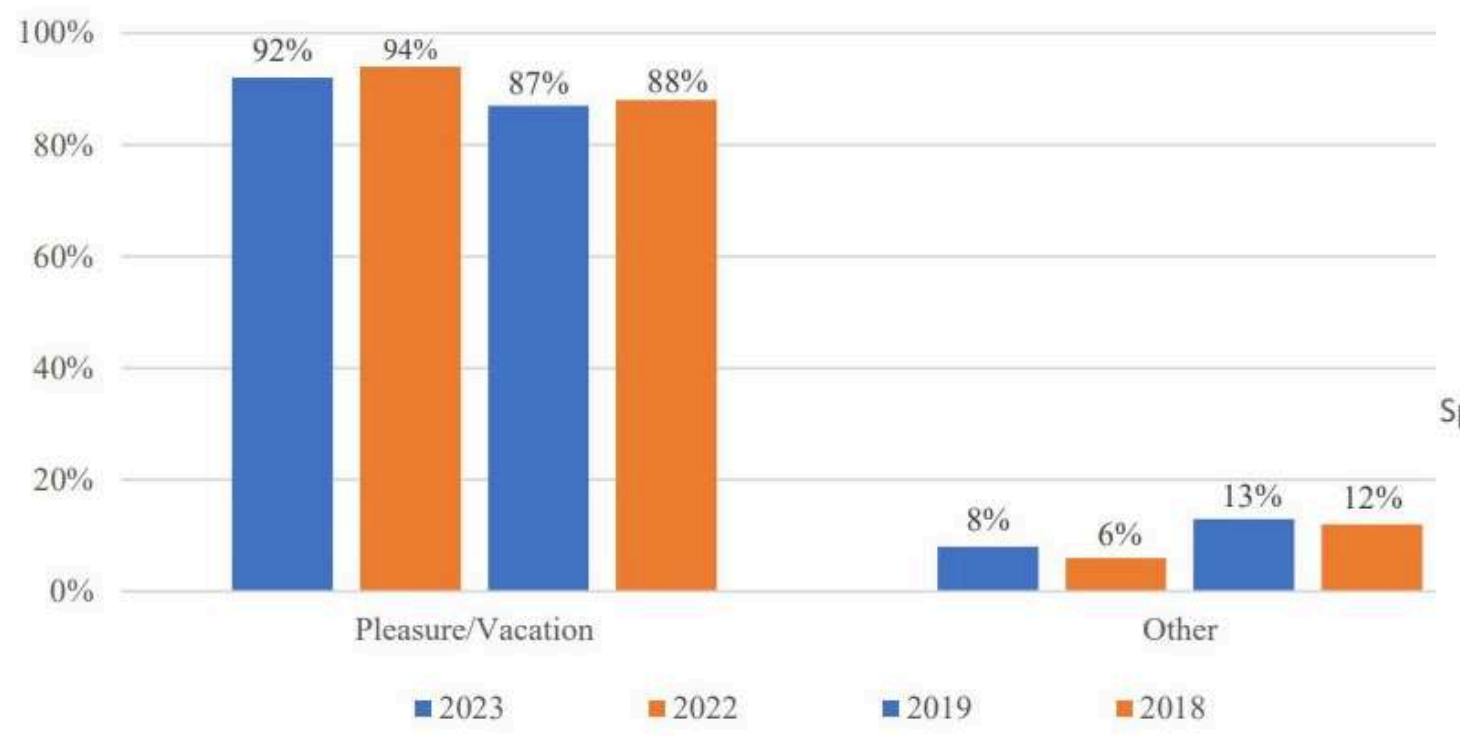
MONTH VISITED



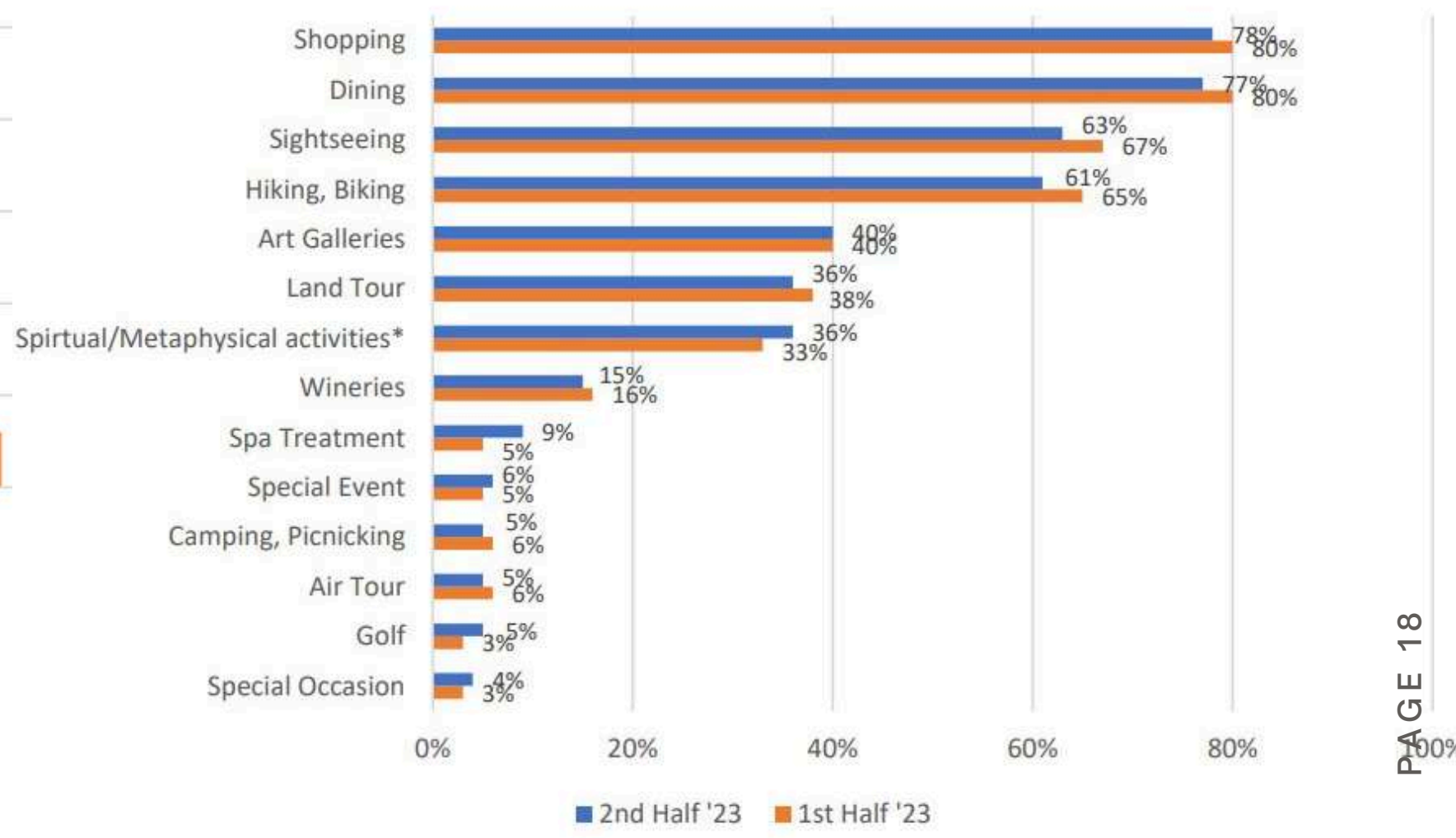
LENGTH OF VISIT



TRIP PURPOSE

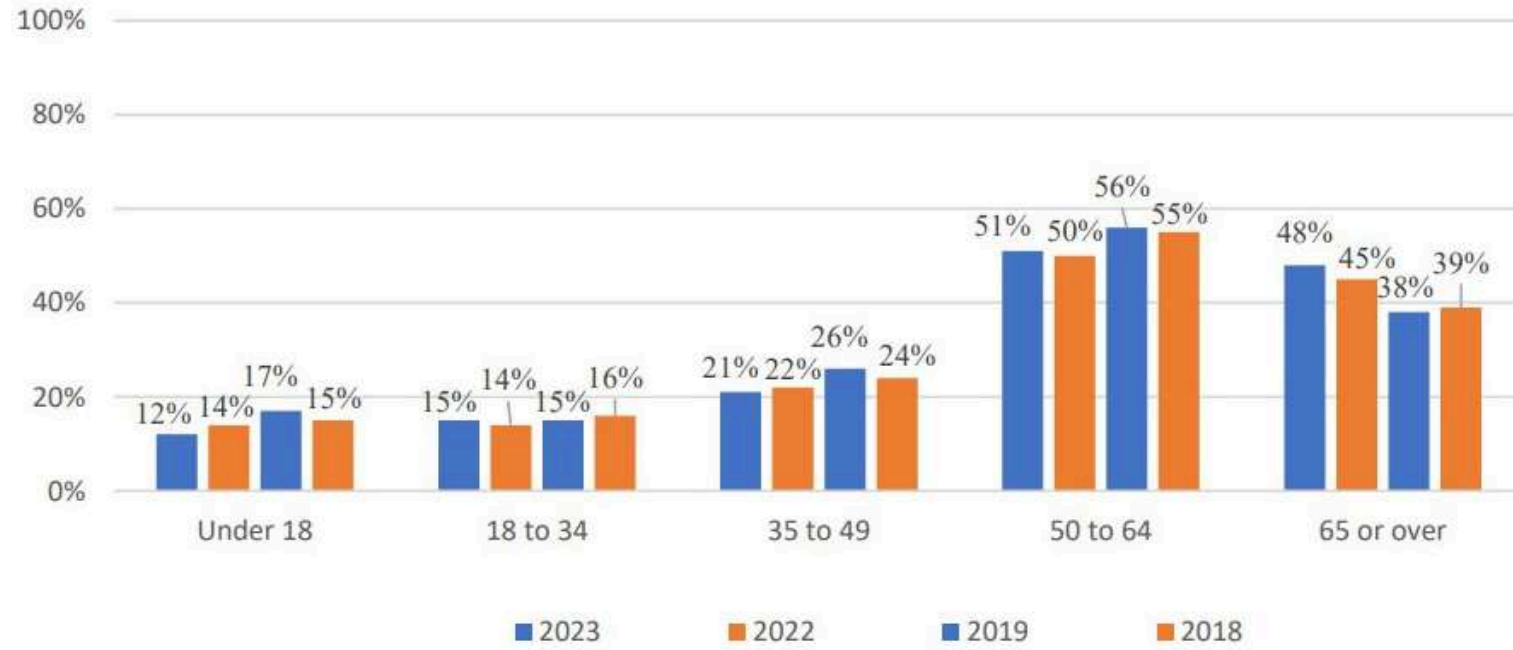


ACTIVITIES PARTICIPATED IN



SEDONA VISITORS

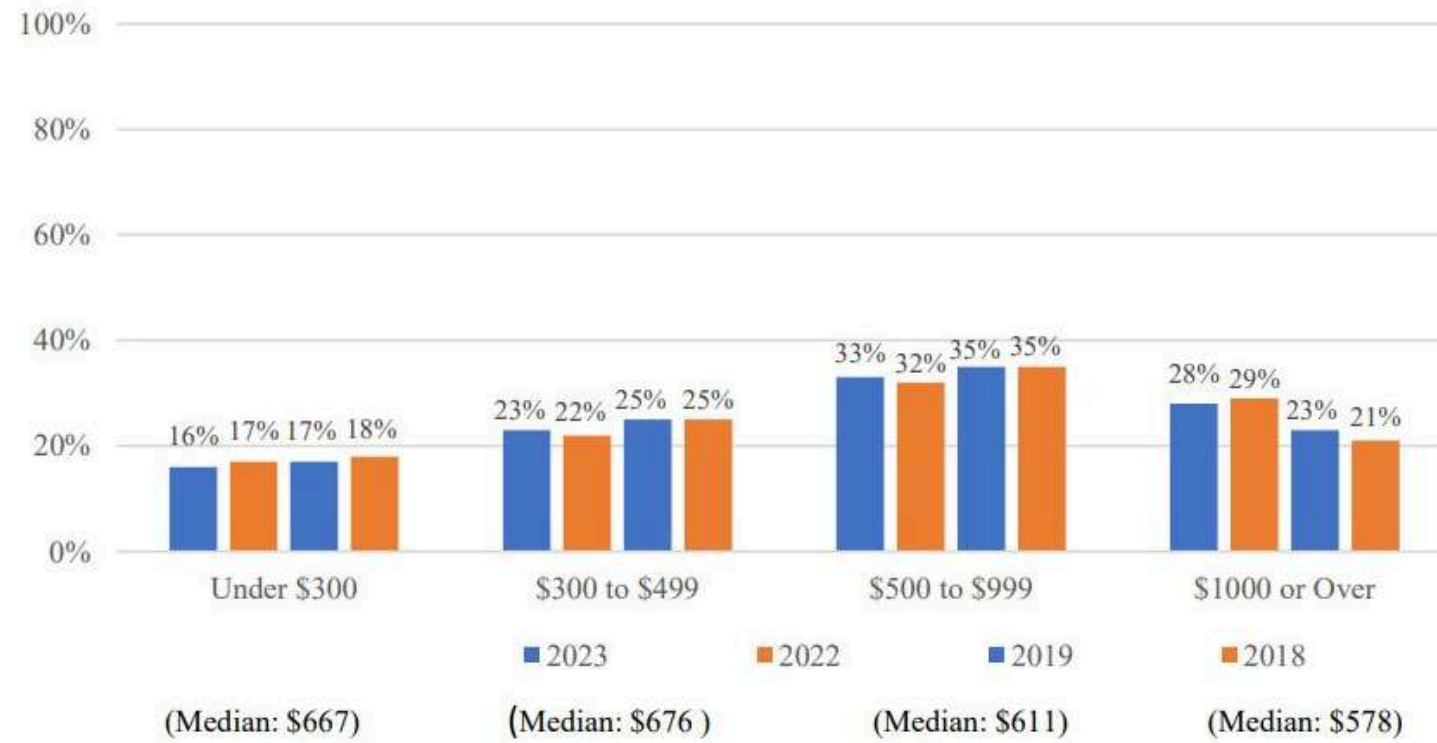
AGE OF PARTY MEMBERS



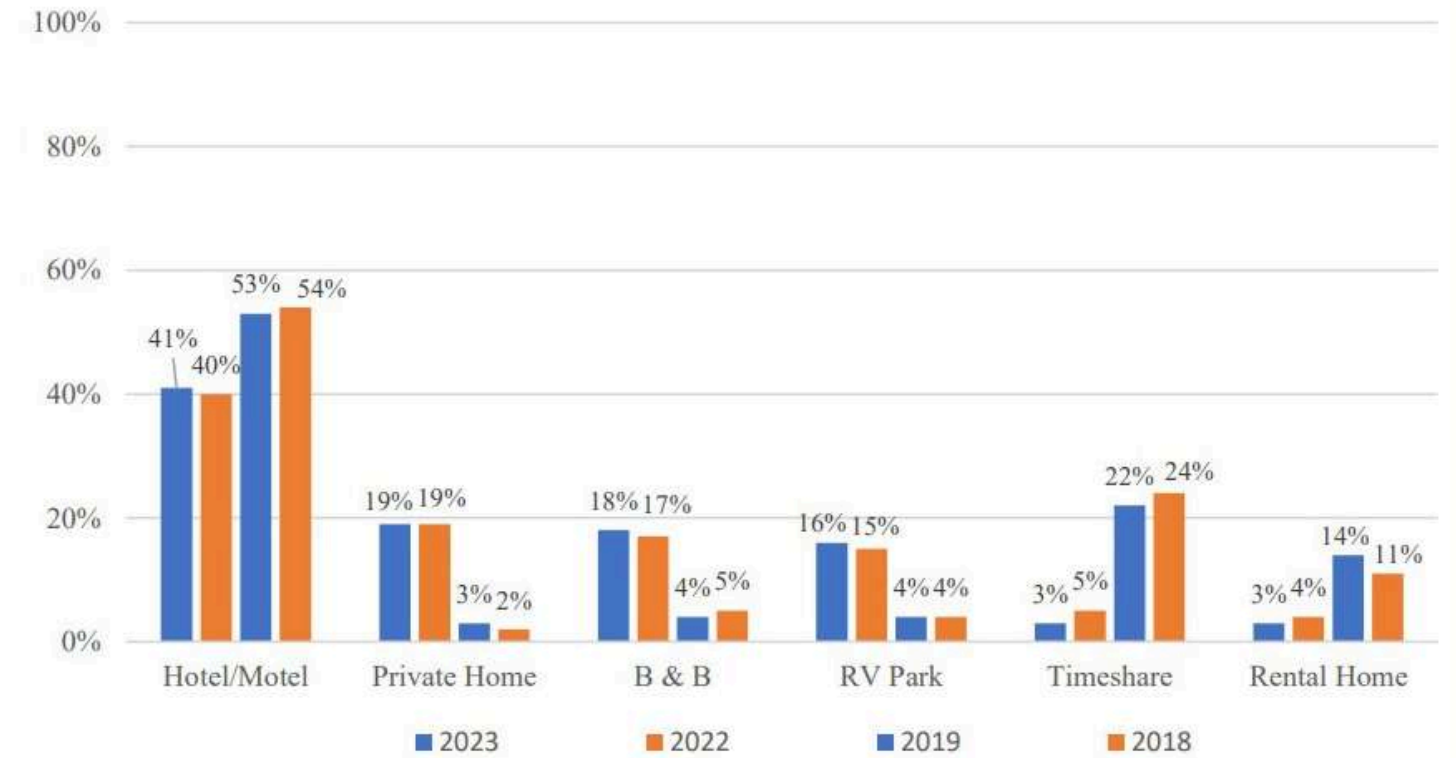
INCOME



TRIP SPENDING - OVERNIGHT VISITORS



ACCOMMODATIONS



CONTACT INFORMATION

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McMAHON
&
MILLER

COMMERCIAL REAL ESTATE