



# Sedona Office Condo for Sale



## Plaza West Mall - Suite 103

2155 W STATE ROUTE 89A, SEDONA, AZ 86336

### PRESENTED BY:

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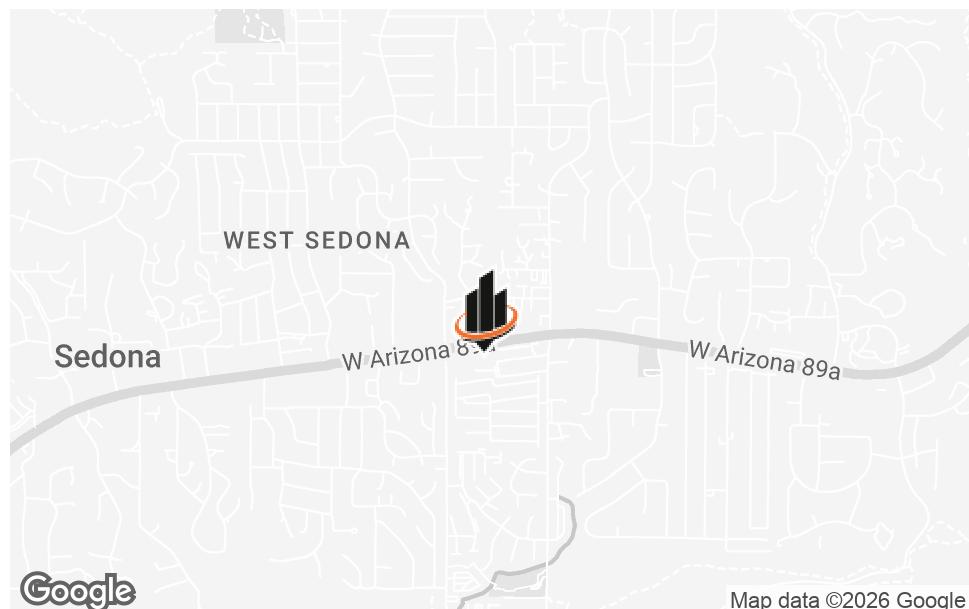
# PROPERTY INFORMATION

## OFFERING SUMMARY

SALE PRICE	\$285,000
UNIT SIZE	847 SF
PRICE/SF	\$336/SF
APN	408-36-003, 408-36-004
YEAR BUILT	1984
PARKING	None Reserved
CAM FEES	\$200/Month
2025 TAXES	\$1,718

## PROPERTY HIGHLIGHTS

- Move-in ready first-floor office condo unit ideally situated for an owner occupant.
- Ideal general office layout featuring a reception area, two small offices or storage rooms and a spacious office that includes a full private bath with walk-in shower.
- Located in the heart of West Sedona's vibrant business corridor.
- Excellent street exposure, with a steady flow of both local and visitor activity.



## EXTERIOR PHOTOS



## INTERIOR PHOTOS





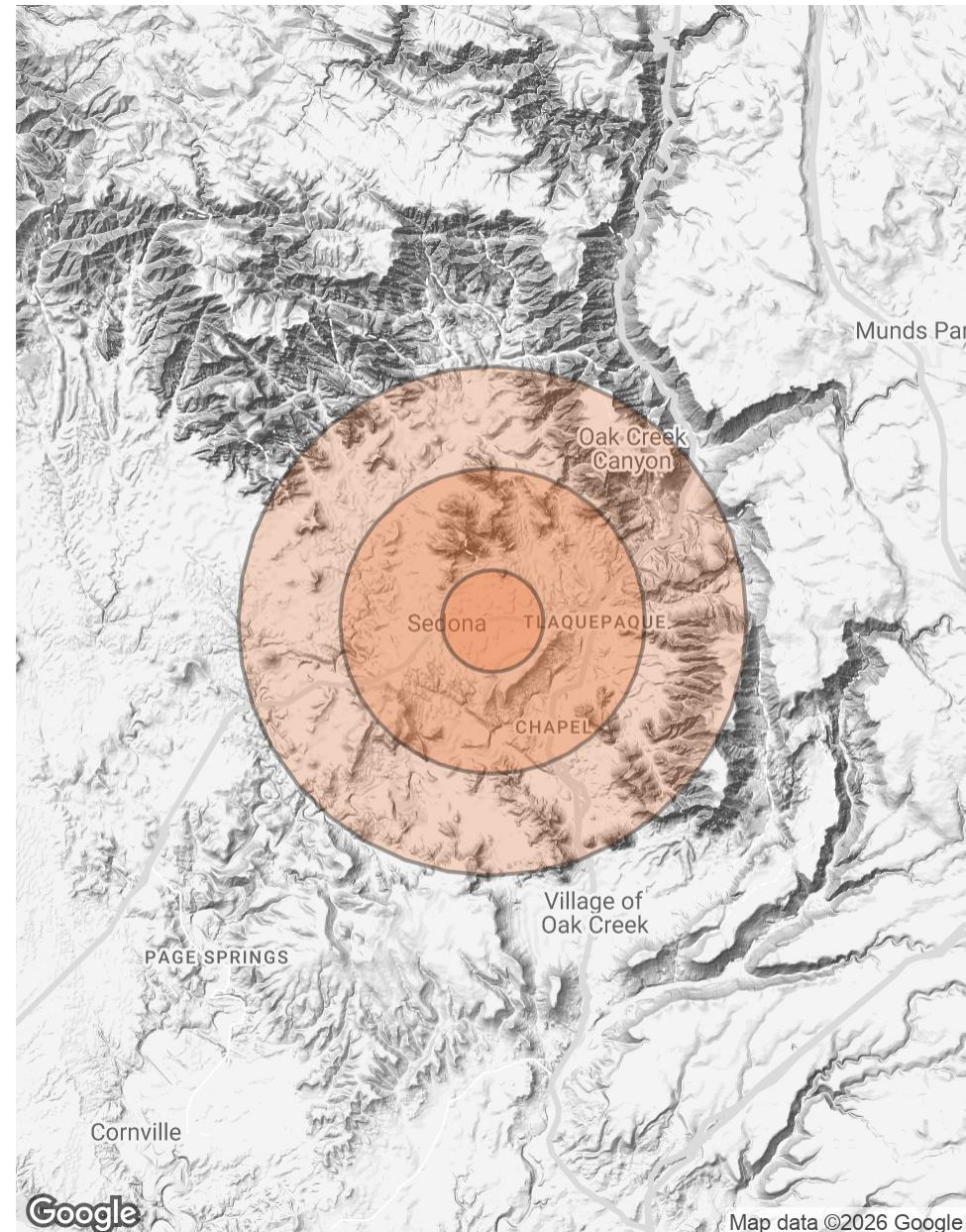
STATE ROUTE 89A



# DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
<b>TOTAL POPULATION</b>	4,979	10,509	12,482
<b>AVERAGE AGE</b>	57	58	59
<b>AVERAGE AGE (MALE)</b>	56	58	58
<b>AVERAGE AGE (FEMALE)</b>	58	59	59
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	2,538	5,385	6,410
<b># OF PERSONS PER HH</b>	2	2	1.9
<b>AVERAGE HH INCOME</b>	\$89,274	\$98,744	\$99,075
<b>AVERAGE HOUSE VALUE</b>	\$737,469	\$804,680	\$805,037

Demographics data derived from AlphaMap





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