



# Sedona Office Condo for Sale



## Plaza West Mall - Suite 103

2155 W STATE ROUTE 89A, SEDONA, AZ 86336

### PRESENTED BY:

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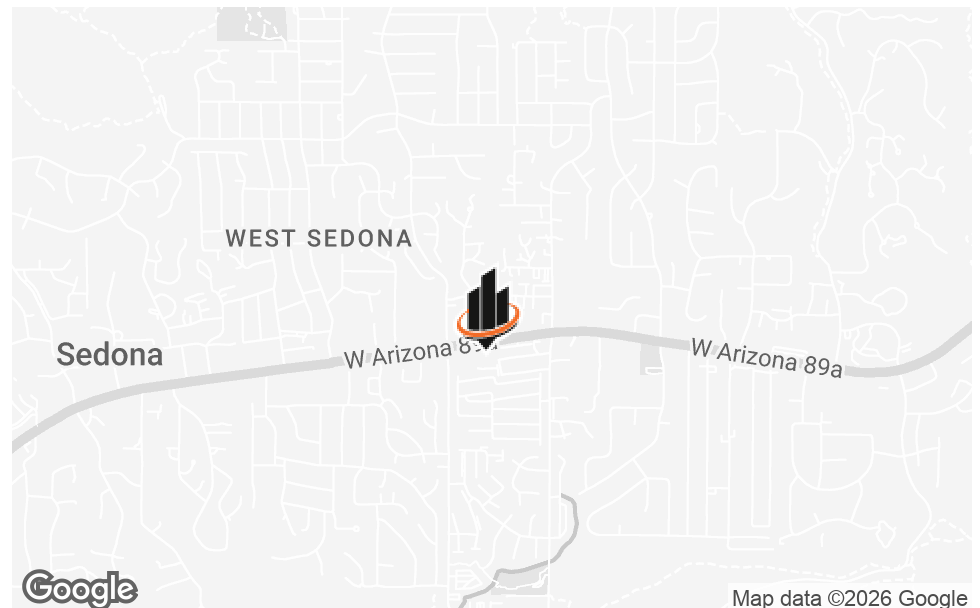
# PROPERTY INFORMATION

## OFFERING SUMMARY

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





**SAFeway**

**THE WILDE**  
RESORT AND SPA



**SEDONA**  
International  
*Film Festival*

**MARY D. FISHER**  
**THEATRE**  
**ALICE GILL-SHELDON**  
**THEATRE**

**STATE ROUTE 89A**

**SEDONA**  
**ARTIST MARKET**  
*& gallery*





# DEMOGRAPHICS MAP & REPORT

| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| TOTAL POPULATION     | 4,979  | 10,509  | 12,482  |
| AVERAGE AGE          | 57     | 58      | 59      |
| AVERAGE AGE (MALE)   | 56     | 58      | 58      |
| AVERAGE AGE (FEMALE) | 58     | 59      | 59      |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS    | 2,538     | 5,385     | 6,410     |
| # OF PERSONS PER HH | 2         | 2         | 1.9       |
| AVERAGE HH INCOME   | \$89,274  | \$98,744  | \$99,075  |
| AVERAGE HOUSE VALUE | \$737,469 | \$804,680 | \$805,037 |

Demographics data derived from AlphaMap

