

# FOR SALE

## A Rare Blend of Beauty and Opportunity



**MEXIDONA BUILDINGS AND PROPERTY**  
 1670 & 1696 W STATE ROUTE 89A

**OFFERED AT \$2,900,000**  
 SEDONA, AZ 86336

### LARGE COMMERCIAL & RESIDENTIAL BUILDING ON 89A IN WEST SEDONA



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**PROPERTY TYPE AND OVERVIEW**

Property Type: Existing mixed-use retail and residential rental located on a 20,909 sq ft lot (+/- 0.48 acre)

Property Location: The property is located along the north side of W State Route 89A in the City Of Sedona in Yavapai County

Lot Size: +/- 0.48 acre  
 Assessor's Parcel Numbers: 408-25-018 & 408-25-019  
 Address: 1670 & 1696 W State Route 89A, Sedona, AZ 86336

Zoning: Commercial  
 Frontage: Approximately 144.58' along W State Route 89A in West Sedona  
 2024 Taxes: \$8,281  
 Vehicles Per Day: 26,000+  
 Parking Area: +/- 4,000 sq ft  
 Parking Spaces: 25+  
 Occupancy: At close of escrow  
 Tenant: Will vacate at COE

Building Size:  
 4,716 SF - Retail Space  
 1,053 SF - Enclosed Porch  
 533 SF - Storage Space  
 311 SF - Storage Mezzanine  
 900 SF - Enclosed Storage  
 550 SF - Apartment 1  
 442 SF Apartment 2



**ALLOWABLE USES AT THE PROPERTY\***

- |                                       |                                   |
|---------------------------------------|-----------------------------------|
| Retail & Accessories                  | Personal Services                 |
| Tour Company/Guide Offices            | Lodge, Membership Club            |
| Tour Vehicle Parking/Drop-off/Pick-up | Assisted Living                   |
| Winery, Wine Tasting Room             | Administration Offices            |
| Restaurant                            | Government Offices                |
| Night Club, Dance Club                | Financial Institution             |
| Bar, Lounge, Speakeasy, Tavern        | Daycare                           |
| Microbrewery, Distillery              | School - Private or Public        |
| Equipment Sales and Service           | School - Trade or Vocational      |
| Fleet Services/Rental Car             | Church                            |
| Medical Marijuana                     | Nursery/Garden                    |
| Spa/Meditation/Beauty/Yoga/Salon      | Building Materials & Supply Store |
| Dental Facility, Medical Facility     | Wholesale Facility                |
| ATV, OHV Office/Rental                | Storage                           |

\*Buyer To Verify



**SEDONA: A TOP US DESTINATION FOR PREMIER REAL ESTATE INVESTMENT**

- **High Year-Round Tourism (3.5+ Million Annual Visitors)**  
Sedona is one of Arizona's most visited destinations, drawing a steady stream of domestic and international tourists year-round—driving strong foot traffic for retail, restaurants, hotels, and service-based businesses.
- **Stunning Natural Setting & Iconic Red Rocks**  
The breathtaking red rock scenery enhances the appeal of any commercial property. Businesses here benefit from a setting that naturally attracts attention, photos, and repeat visits.
- **Strong Demand for Hospitality & Retail**  
Ongoing demand for lodging, dining, wellness, and boutique retail creates excellent opportunities for investors in hotels, shops, spas, and restaurants.
- **Limited Commercial Inventory**  
Sedona has a small, highly regulated commercial footprint due to being surrounded by protected national forest. This scarcity supports higher property values and rental rates.
- **Affluent Demographics**  
The local population—and many seasonal visitors—are financially prosperous. Sedona attracts luxury travelers, second-home owners, retirees, and high-net-worth individuals.

**SEDONA: A TOP US DESTINATION FOR PREMIER REAL ESTATE INVESTMENT**

- **High Visibility & Tourist Corridors**  
Key areas like West Sedona, Uptown, SR 89A, and SR 179 provide prominent exposure along Sedona's main arterial roads, ideal for capturing visitor and commuter traffic.
- **Strong Wellness, Art & Spiritual Economy**  
Sedona's identity as a hub for healing, spirituality, alternative medicine, and the arts makes it a fertile ground for niche businesses and retreats.
- **Active Real Estate Appreciation**  
Sedona real estate—both residential and commercial—has seen strong appreciation over the past 20 years, making it attractive for long-term investment.
- **Zoning Diversity in Key Areas**  
Strategic mixed-use and commercial zoning along major corridors allows for creative business models, including live/work spaces, vacation rentals, and experiential retail.
- **Vibrant Community with Quality of Life Appeal**  
Buyers often combine lifestyle with business investment. Sedona offers a peaceful, beautiful, and healthy place to live and work—ideal for entrepreneurs looking for more than just financial return.

**PROPERTY HIGHLIGHTS**

*Location, Location, Location*

*Center of Sedona's busiest retail corridor*

*Approximately 144.58' along W State Route 89A in West Sedona*

*Unmatched visibility in both directions*

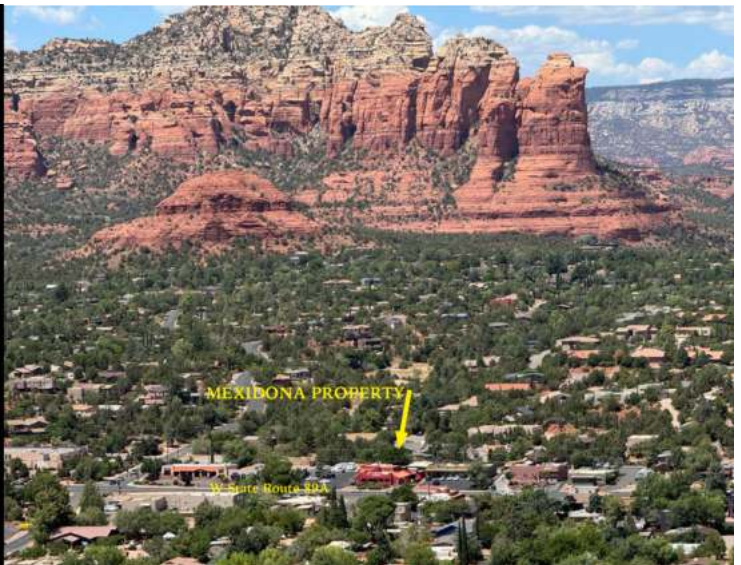
*Minimal setback from SR 89A*

*Easy Access*

*Plenty of parking*

*26,000+ vehicles per day*

*Sedona tourism has a total economic impact exceeding \$1 billion annually*







**SEDONA, ARIZONA**

Tucked in Northern Arizona's high desert and resting beneath the southwestern edge of the Colorado Plateau, Sedona is a striking city surrounded by vivid red sandstone formations. Located at the entrance to the dramatic Oak Creek Canyon and nestled within 1.8 million acres of protected Coconino National Forest, Sedona straddles both Yavapai and Coconino Counties. With its breathtaking scenery of towering cliffs, rock spires, and lush creekside areas, it's no wonder many consider Sedona one of the most stunning places in the world.

Founded in 1902 and incorporated in 1988, Sedona began as a quiet farming and ranching settlement, known for its orchards and agricultural fields. That changed when Hollywood discovered the area's cinematic potential, transforming Sedona into a nationally recognized destination. Today, nearly 3 million visitors come each year to take in its natural beauty, outdoor adventures, and vibrant arts scene.

With a population of around 10,000, Sedona sits at an elevation of about 4,500 feet—though the surrounding rock formations rise even higher. Tourism drives the local economy, and the community thrives on creativity, wellness, and a strong connection to the outdoors. Sedona's red rock landscapes are often seen in commercials and films, with many scenes shot along scenic byways or in the surrounding wilderness.

The city enjoys four distinct but mild seasons. Summers typically reach highs of 95°F and lows in the mid-70s, while winters are cooler with highs around 55°F and lows near 35°F. Spring and fall bring ideal weather, drawing crowds for festivals, art fairs, and seasonal events. Arizona remains one of the few states that doesn't observe Daylight Saving Time—so the clocks stay put year-round.

More than just a tourist destination, Sedona is a place of exploration—both of the land and oneself. Known for its unique energy, spiritual significance, and outdoor splendor, Sedona offers a lasting impression. For many, a visit here isn't just a trip—it's a transformative experience.

Click on logos for more information about economic impact and tourism



**SEDONA'S DISTINCT AREAS**

**West Sedona & SR 89A Corridor West Sedona**  
 This is the main road through Sedona and offers high visibility and easy accessibility to businesses along this corridor, making these properties some of the highest in demand in Sedona to capture potential customers and Sedona's endless tourism industry. This key commercial corridor is the heart of Sedona's everyday business activity and a major hub for tourism. Running approximately three miles west from the "Y" intersection to just beyond Dry Creek Road, West Sedona along SR 89A offers unmatched visibility and accessibility, making it one of the most sought-after areas for commercial real estate. The area draws consistent foot and vehicle traffic from both residents and the millions of tourists who visit Sedona each year. Lined with a diverse mix of retail stores, restaurants, service providers, and professional offices, this corridor is home to everything from boutique shops and wellness centers to financial institutions and real estate offices. It's also the city's go-to destination for essential amenities like grocery stores, pharmacies, banks, gas stations, and postal services. The corridor also supports tourism-focused businesses such as Jeep tour companies, art galleries, and outdoor outfitters. With its blend of convenience, exposure, and proximity to Sedona's most iconic attractions, the West Sedona & SR 89A Corridor is a vibrant and dynamic area that serves both the local community and the city's ever-growing tourism economy.

**Uptown & Oak Creek Historic District**  
 Uptown, Sedona's original town center, is heavily tourist-focused with galleries, gift shops, restaurants, hotels, and Jeep tours. It's a key hospitality and shopping zone near the "Y" intersection.

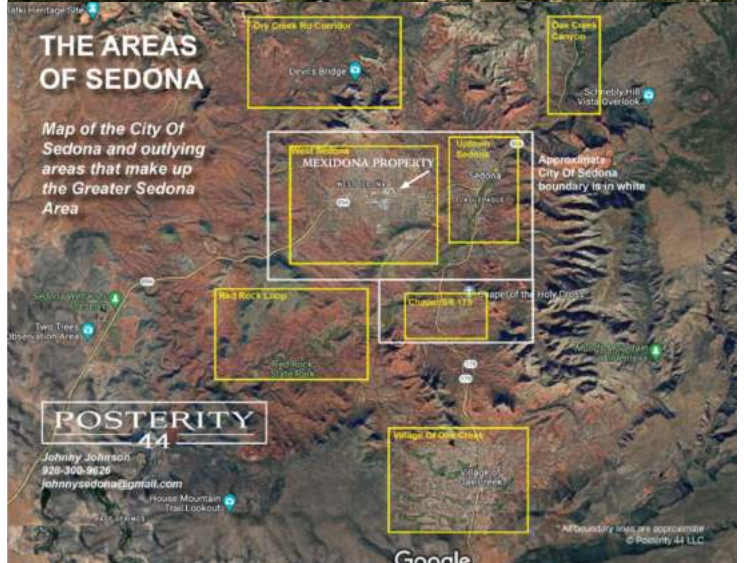
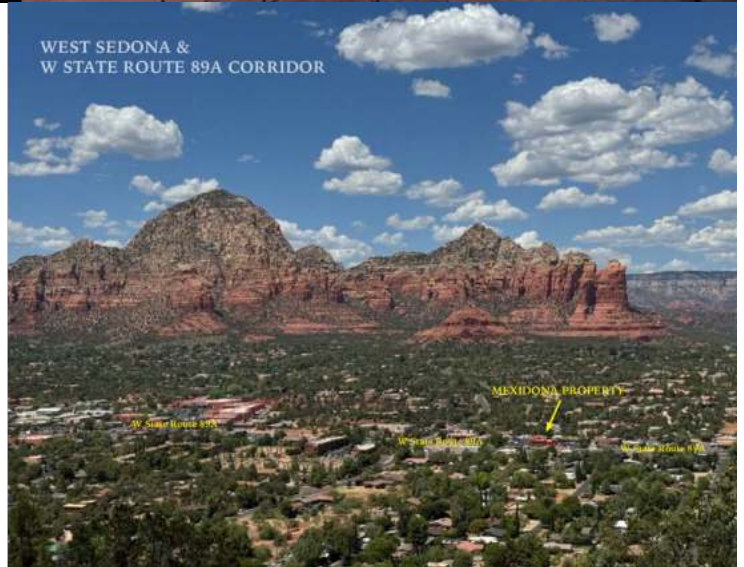
**Oak Creek Canyon**  
 Stretching north from Uptown along SR 89A, this scenic canyon includes Oak Creek, swimming holes, camping, and Slide Rock State Park. Resorts and homes are scattered throughout.

**SR 179 Corridor / Chapel Area**  
 South of Uptown, this area blends residential communities with retail, resorts, and Tlaquepaque. It's home to the iconic Chapel of the Holy Cross and several churches.

**Village of Oak Creek**  
 Located 7 miles south of Sedona, this unincorporated community is known for red rock views, hiking (Bell Rock, Cathedral Rock), golf, wineries, and a quieter, village feel. It's part of the Dark Sky Community.

**Red Rock Loop**  
 This area includes Sedona Medical Center, Red Rock High School, and outdoor spots like Red Rock State Park and Crescent Moon Ranch. It's a mix of community amenities and natural attractions.

**Dry Creek Road Corridor**  
 This scenic area is known for its red rock views, canyons, hiking, golf resorts, and spas. It offers natural beauty, outdoor activities, and a glimpse of Sedona's cultural past.





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FOR COMPLETE LISTING INFORMATION, PHOTOS AND DOCUMENTS

## CONTACT INFORMATION

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Perched atop a mesa with panoramic views of Sedona's iconic red rocks, the Sedona Airport is a stunning spot for pilots and visitors alike. This general aviation airport serves private planes, scenic air tours, and personal flights, with a single 5,132-foot runway nicknamed the "Tabletop" for its unique location. There's no control tower, and flying in can be a challenge due to elevation, cliffs, and changing winds—but the views are unforgettable.

Red Rock Aviation provides key services like fueling, parking, and car rentals, while the terminal offers a lounge and weather access. Nearby, you'll find the popular Airport Mesa Vortex and hiking trails. No commercial flights land here, so most travelers fly into Phoenix or Flagstaff and drive in.