

# OFFERING MEMORANDUM

110 Oak Creek Boulevard, Sedona, Arizona 86336 **\$1,295,000**



SEDONA  
**ELITE**  
PROPERTIES

1725 W. State Route 89A, Suite 6  
Sedona, AZ 86336

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## 110 Oak Creek Boulevard Sedona, Arizona 86336

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

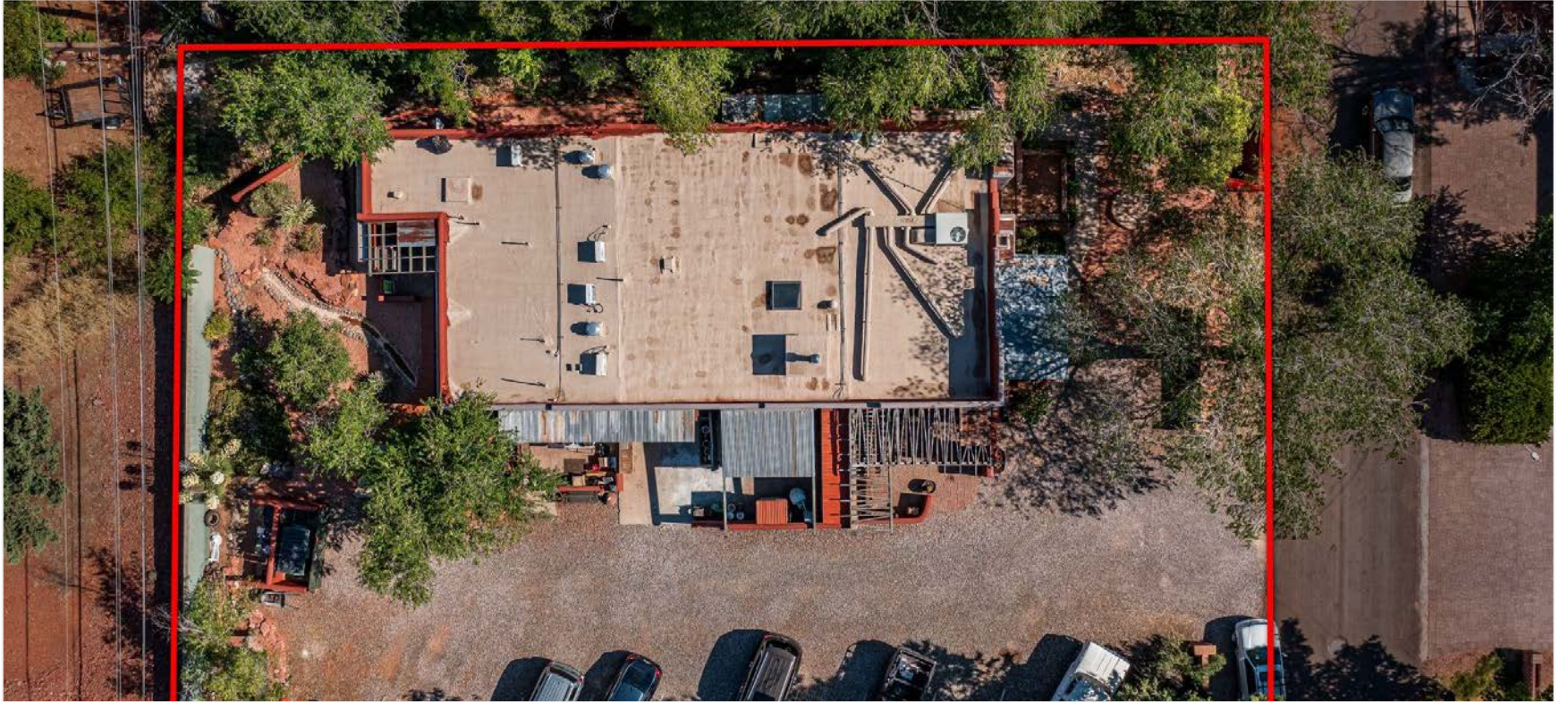
Originally built in the 1940s, the building has since seen a number of updates over the last 70+ years. In its current form, it acts as one of the few remaining spaces in Sedona where artists can rent and utilize space with the goal of creating art, including jewelry and pottery.





# PROPERTY PHOTOS

## Aerial Photos



## Aerial Photos (continued)



## Exterior Photos



## Exterior Photos (continued)





## Exterior Photos (continued)



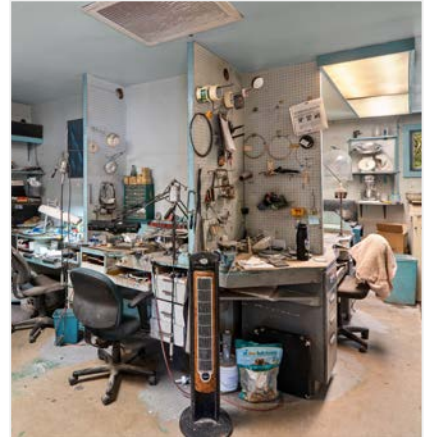
## Exterior Photos (continued)



## Studio A Photos - Entrance



## Studio A Photos - Interior



## Studio B Photos - Entrance



## Studio B Photos - Interior



## Studio C Photos - Entrance



## Studio D Photos - Entrance





## Studio D Photos - Interior



## Studio E Photos - Entrance



## Studio E Photos - Interior





# PROPERTY DETAILS

## Property Description

Previously zoned as “special use” for artists, this property is currently in the process of transitioning to MI Zoning. The MI district is intended to accommodate primarily residential uses with limited community, educational, lodging, commercial uses, and incidental or accessory uses. [Learn more about Sedona's MI Mixed Use Neighborhood zoning here.](#)

Seller will consider owner financing.

## Overview

Price	\$1,295,000
Gross Leasable Area (GLA)	2,734 sq. ft.
Lot Size	+/- .31 acres (+/- 13,503 sq. ft.)
Price Per Square Foot	\$473.66
Built/Renovated	Effective Year: 1960





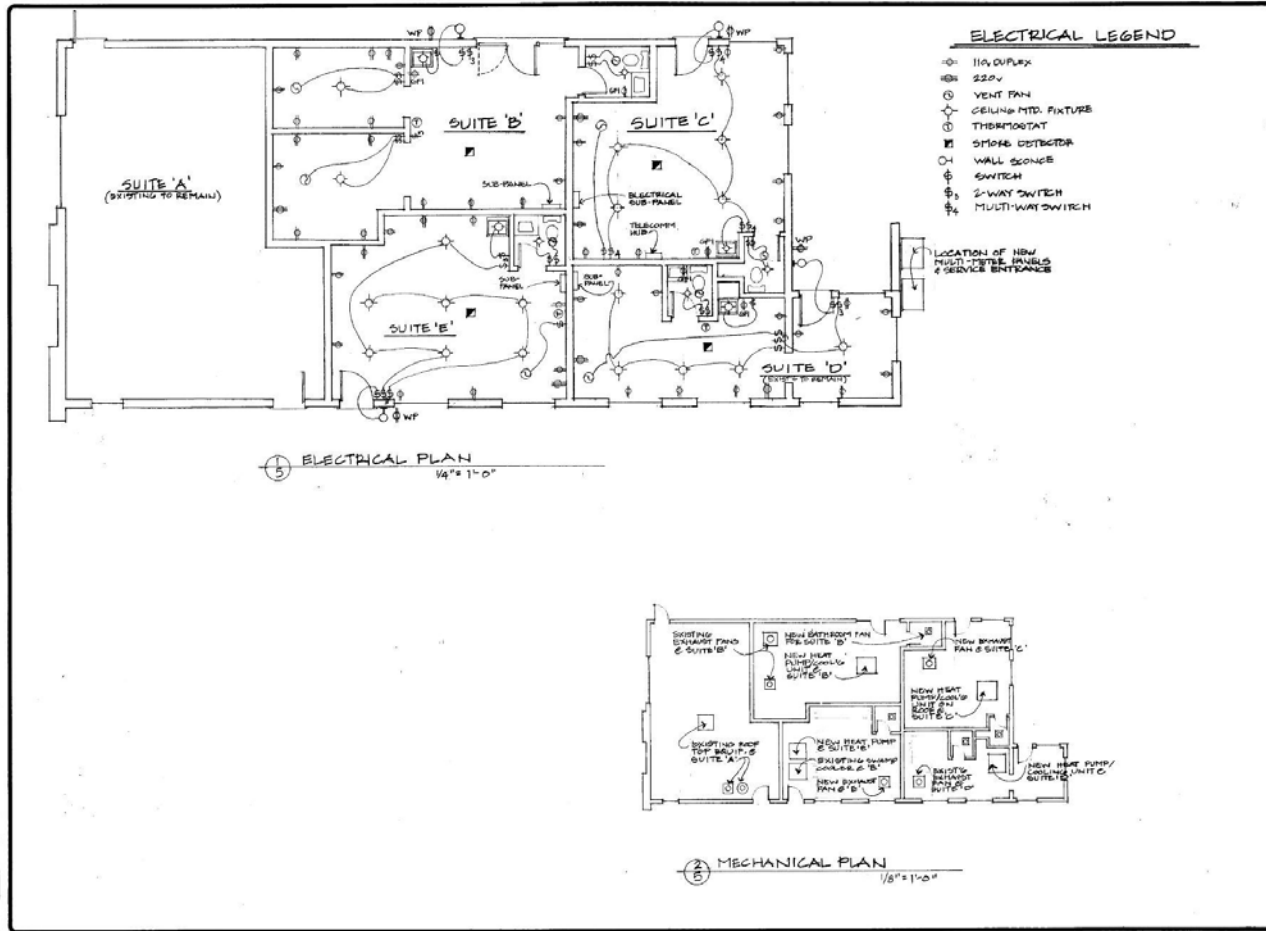








# Property Floor Plans Scan 5



NO.	REVISIONS

ARTZ N/ KICK N' CAST  
119 OAK CREEK BLVD. SEDONA, AZ  
OWNERS: PAUL KASER & SUEAN HERMAN  
A.P.N. # AOB-24-087B

PLANS PROVIDED FOR CHECKER

NOV 2004

AS SHOWN

2004

**5**



## Investment Highlights



### PRIME LOCATION

Conveniently located minutes from the main thoroughfare in Sedona allowing for quick access to West Sedona, Uptown, the VOC, and the greater Verde Valley.



### SEPARATE SUITES

Property has been divided into five separate suites ranging in size of roughly 300 to 600 square foot per unit.



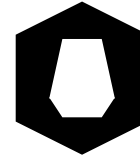
### INDEPENDENT UNITS

Each unit includes its own entrance, its own 200 amp panel, it's own plumbing, and its own sewer drain.



### ONSITE PARKING

Parking is located on the north side of the building and currently includes eight spaces.



### NEW ROOFING

New roof was just put on in 2023. Roof is under warranty and warranty will convey at sale.

## Nearby Businesses



ARIZONA  
89A

**ACE**  
Hardware

WHOLE  
FOODS  
MARKET

CHASE





## 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

### Tourists

- 4+ million visitors per year
- Day tripper averages spending \$293/day
- Overnighter average spending \$618/day
- \$1 billion annual economic impact
- Average age of visitor: 47
- 4,200+ hotel, resort, b&b, and timeshare rooms
- 1,000+ vacation rentals

### Top Visitor Activities

- Sightseeing: 68%
- Dining: 66%
- Shopping: 68%
- Outdoors: 81%
- Art: 25%
- Land Tour: 20%
- Wellness: 32%

### 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

### Where Visitors Stay

- Resort: 20%
- Hotel: 33%
- Timeshare: 10%
- Friends & Family Home: 7%
- Vacation Rental: 15%
- B&B: 8%
- Campground: 9%

## Tourism Provides for Quality of Life

Tourism is a  
 **\$1B**  
Industry in Sedona

Visitors Generate  
 **77%** =  **\$31M**  
of the City's Sales and Bed Tax Revenues in Local Tax Dollars (FY23)

Tourism Supports Over  
 **10,000** Jobs in  
**SEDONA**

Sedona Tourism Generates Over  
 **\$240** MILLION  
in Wages

Statistics provided by the City of Sedona and Yavapai College

## Visitors Generate Significant Funding

### Top 3 funding generators (FY23)

1. Sales Taxes (\$31.8M)
2. Bed Taxes (\$8.6M)
3. Wastewater Charges for Services (\$6.3M)

**Total \$46.7 Million**



### Generated by visitors

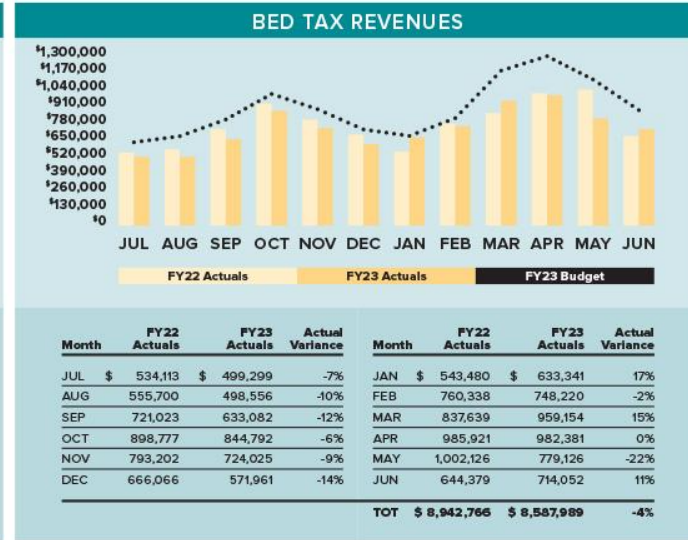
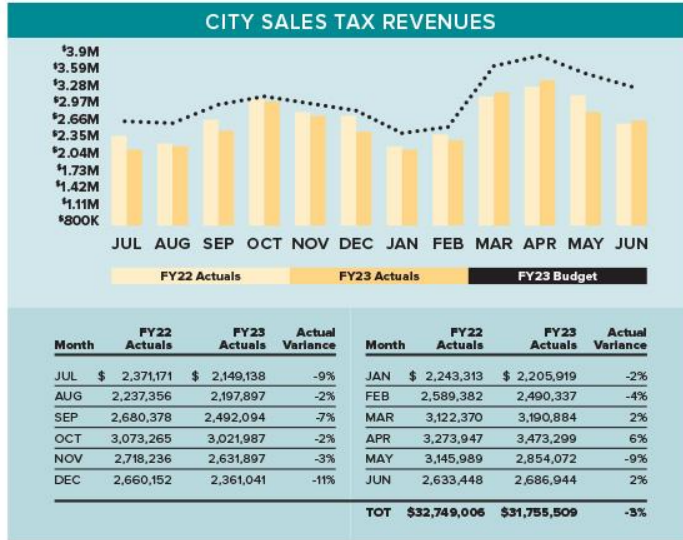
- Sales & Bed Taxes (\$31.1M)  
Wastewater Charges for Services (\$3.4M)

**Total \$34.5 Million**  
**74% of the Top 3 funding sources**

Estimates are provided by the City of Sedona

## 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.)





**Ian M. Kraut**

*Owner / Listing Broker*

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