



FOR LEASE CLASS 'A' BUILDING ON 1 AC

70 DRY CREEK RD, SEDONA, AZ 86336
1,600 SF @ \$2.50/SF/MONTH NNN



EXCLUSIVELY OFFERED BY:

Jack McMahan

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John D. Miller Real Estate Services, Inc.



EXECUTIVE SUMMARY

PROPERTY LOCATION:

70 Dry Creek Road, Sedona, AZ. Located on the main hiking corridor. Across the street from the Sedona Public Library and right behind the Local Juicery. One block up north of SR 89A.

PROPERTY BRIEF:

Premier commercial property in West Sedona. Large 1 acre lot with class 'A' building. Fenced and gated with PLENTY of parking and LARGE monument sign. Red rock views from anywhere on the property. Ideal for restaurant, office space, medical, gallery, spa etc. Nothing else like it in all of Sedona.

PRICING:

\$2.50/SF/month NNN

Total Rent: **\$5,000/month + utilities**

UTILITIES AVAILABLE:

Sewer - City of Sedona

Water - Arizona Water Company

Electric - APS

Gas - Unisource

REFERENCE CONTACTS:

City of Sedona

Community Development Department

Main number: (928) 282-1154



EXTERIOR

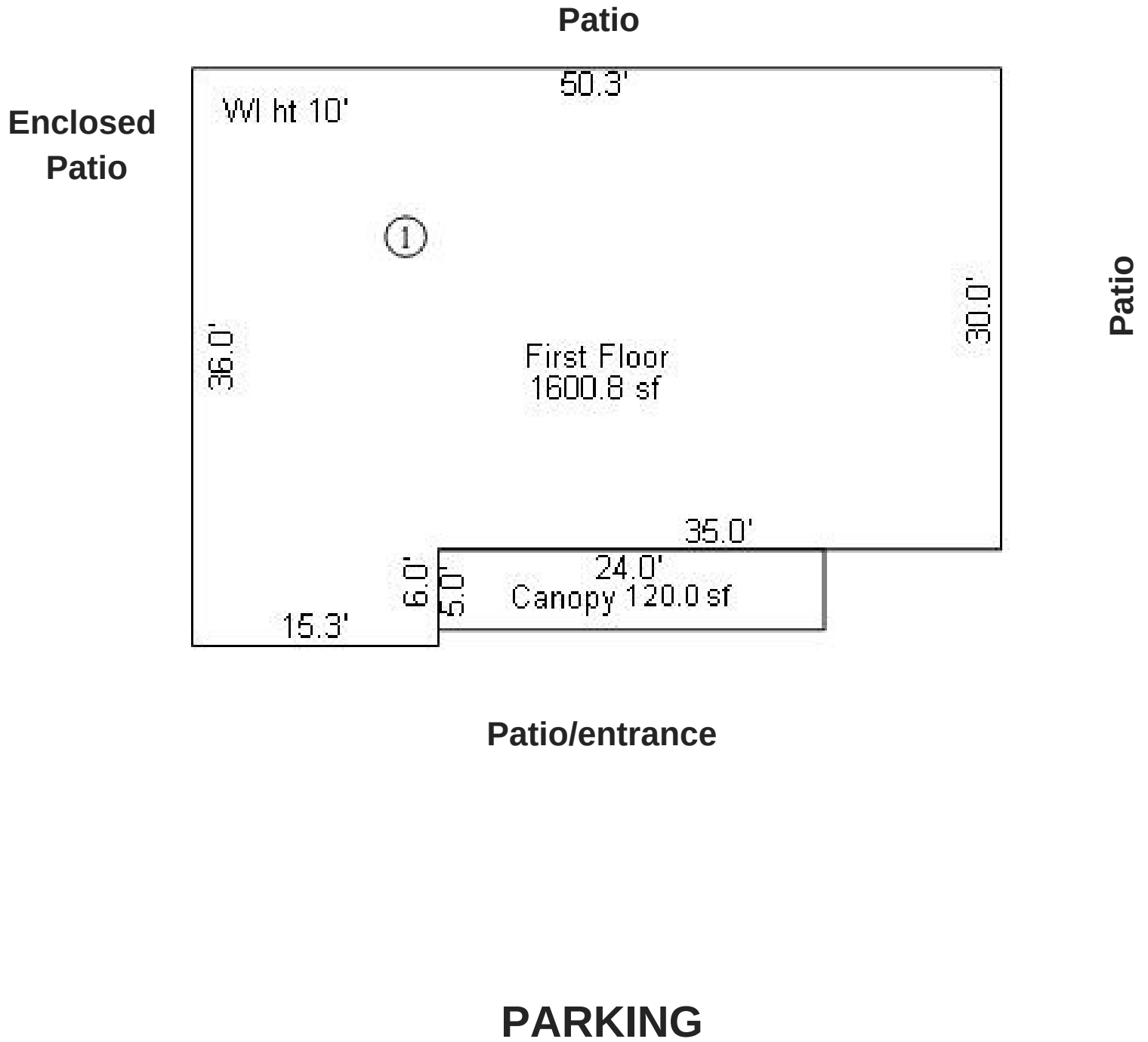


RESTAURANT - OFFICE - GALLERY

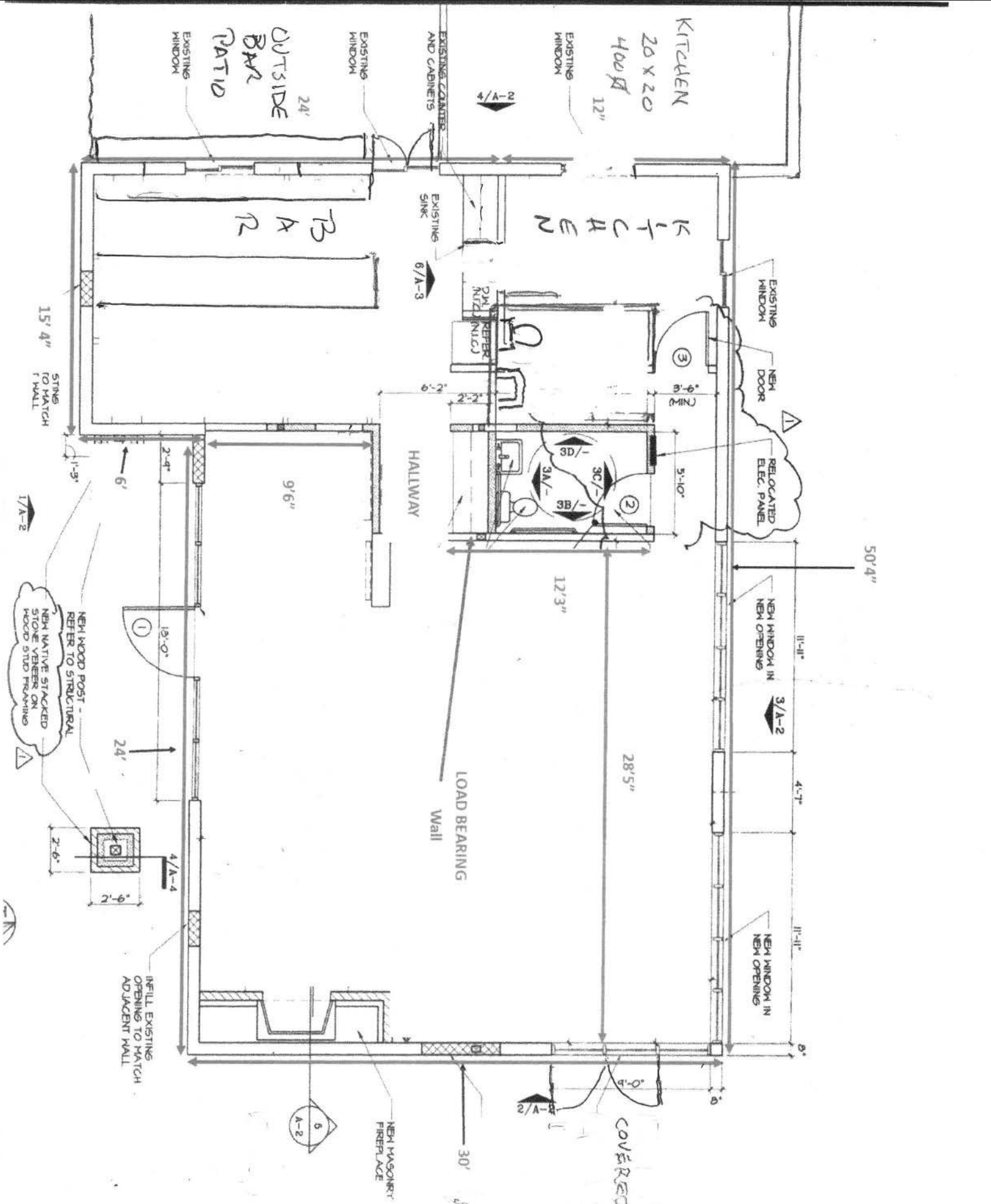


- 1,600 SF + 400 SF patio/storage space
- 2,500+ SF of additional patio space on 3 sides
- 1 acre of land
- Bathroom
- Tall ceilings
- Red rock views
- Ample parking
- Gated entrance

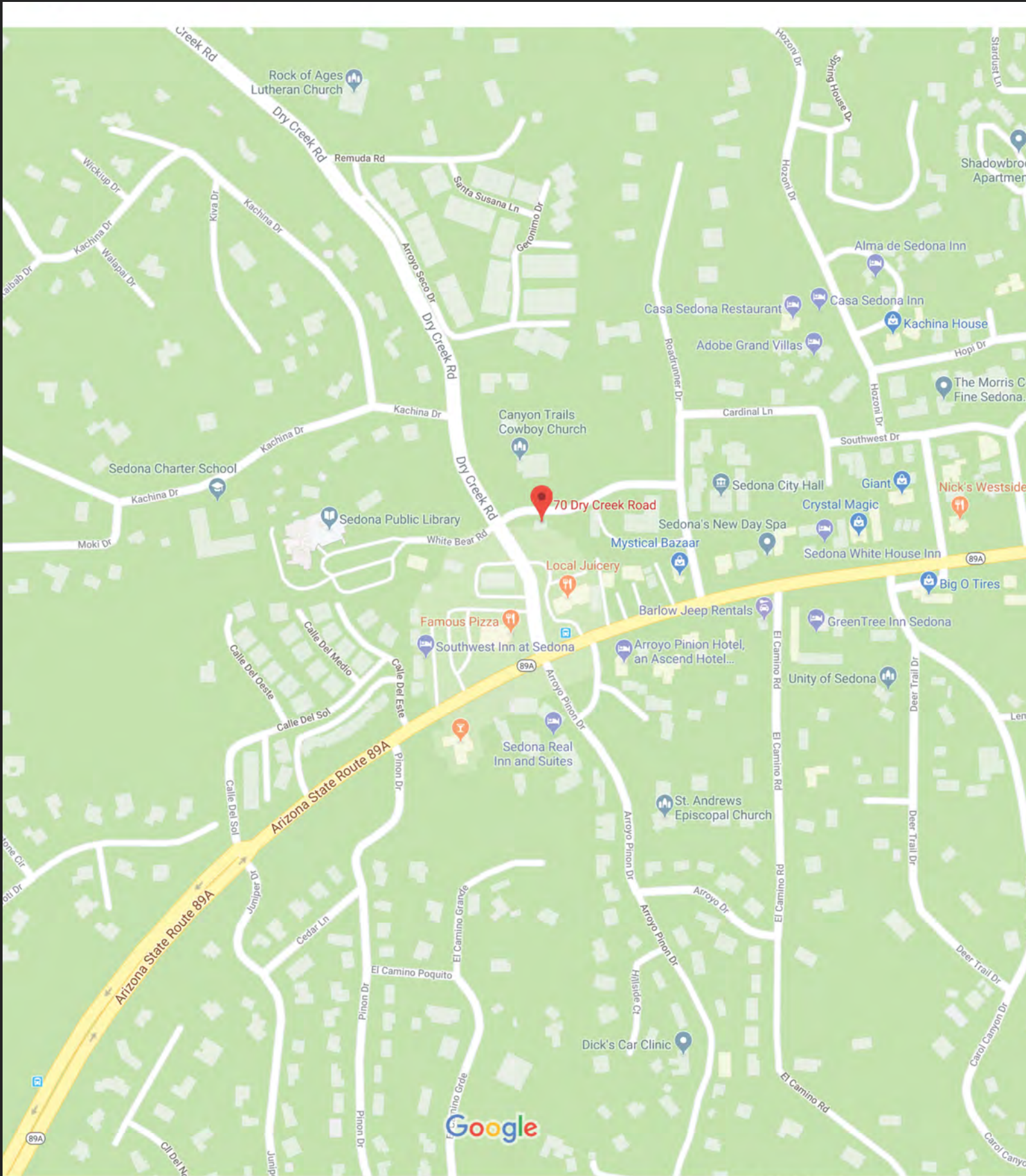
FLOOR PLAN



RESTAURANT SKETCH



AREA MAP



ABOUT JACK MCMAHON



Jack grew up in Chicago and relocated to Sedona in 2013. Not long after arriving, Jack began working for John D. Miller Real Estate Services, Inc. as an outside marketing consultant.

With a degree in Business Marketing and a sales and finance work background, he blends those skills in his role as Commercial Specialist for the John D. Miller team.

Jack dedicates his time to cultivating long lasting professional and personal relationships in and outside the Sedona area. He is a reliable, honest and straight forward professional that keeps your best interest in mind at all times.

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