

Investment Opportunity

The Canyon Wren Cabins

Four Individual Rental Cabins for Sale

Owner's Quarters Not Included



6425 North State Route 89A, Sedona, AZ, 86336



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Property Overview

The Canyon Wren Cabins

6425 North State Route 89A :: Sedona, AZ, 86336

Colliers International, as Exclusive Advisor, is pleased to present the opportunity to acquire The Canyon Wren Cabins. The property is located at 6425 N State Route 89A, Sedona, AZ and consists of four individual cabins, three built in 1986 and one built in the 1950s but remodeled in 1986. The property consists of three two-story cabins, each at approximately 512 square feet, and a single-story unit at approximately 405 square feet. The property is located on approximately 0.18 acres of land.

The Canyon Wren Cabins are beautifully constructed buildings nestled against Sedona's beautiful red rocks. The cabins have been owned and operated for 33 years by the owners who are now looking to retire. The owners are not selling their residence with the cabins, therefore, no owner's quarters are included. The owners have consistently maintained the cabins to create the perfect getaway for couples and individuals to relax and unwind. The kitchens and private bathrooms have all been remodeled since the

cabins were built. Recent capital improvements include electric fireplaces in 2015, new windows in 2016, AC/heating units in 2017, as well as new roofing installed over 2017 and 2018.

The Canyon Wren Cabins are located on scenic Highway 89A, about six miles away from popular Uptown Sedona and one-half mile from the famous Slide Rock State Park. The Canyon Wren Cabins are also close to hiking trails, wineries, art galleries and award-winning golf courses. Unique tourist

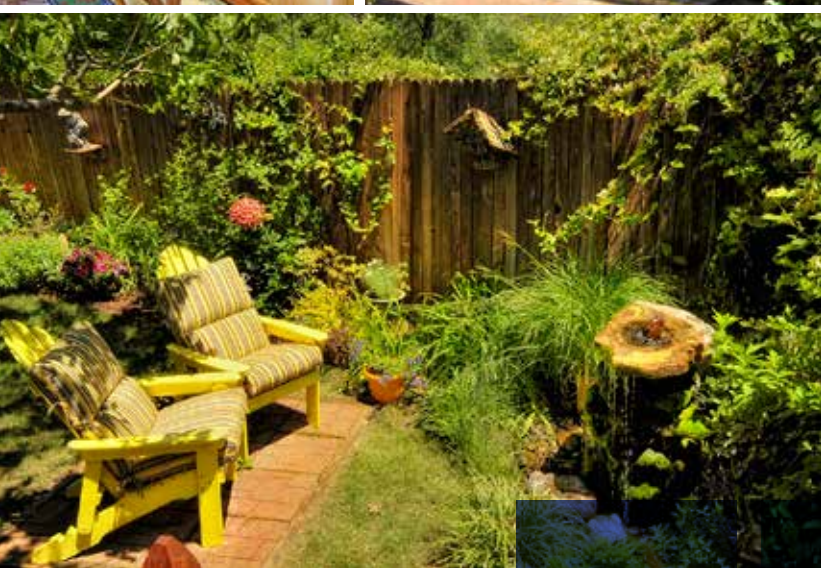
attractions such as Devil's Bridge, Bell Rock, Cathedral Rock, Bear Mountain, Tlaquepaque Arts and Crafts Village, and the numerous galleries and shops have visitors and nature enthusiasts repeatedly coming back for more. The Canyon Wren Cabins are also conveniently located for quick day trips to some of Arizona's most popular tourist attractions such as the Grand Canyon, Meteor Crater, Canyon de Chelly, Petrified Forest and the Arizona Snow Bowl.

*Square footages may vary as they have been gathered from multiple sources. It is the responsibility of the potential buyer to fully investigate this information and determine the correct information.



LOCATION	Located on State Route 89A, the property is located in Oak Creek Canyon and is a small hike away from Slide Rock Park.
ADDRESS	6425 N SR-89A, Sedona, AZ 86336
YEAR BUILT	1950s, 1986
ZONING	CG-10,000 Zone, Coconino County Special Use Permit in place
ROOMS	4 cabins. Owner's quarters not included.
PARKING	4 private spaces
ROOF	Shingle
CONSTRUCTION	Red Western Cedar and air-locked pine timber
APN	405-20-010A
PROPERTY OWNER'S ASSOCIATION	Oak Creek Estates Subdivision

The Canyon Wren Cabins



REASONS TO BUY

- Market upswing
- Pristine location near Oak Creek with private creek access
- Strong reputation
- High barriers to entry. Sedona's major thoroughfares are primarily developed with limited options of redevelopment or adding new hotels.

INVESTMENT HIGHLIGHTS

- Superior location across the street from Oak Creek and next to Slide Rock
- Four individual and private units
- Private entrances and patios
- Classic design which blends in with the area
- Perfect for Airbnb / VRBO
- Opportunity for increased revenues

ASKING PRICE \$979,000



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The Canyon Wren Cabins Confidentiality Agreement

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This is a confidential Memorandum intended solely for your limited use and benefit in determining whether you desire to express further interest in the acquisition of The Canyon Wren Cabins, 6425 North State Route 89A, Sedona, AZ, 86336 (Property). The undersigned has been advised that Colliers International (Colliers) has been retained on an exclusive basis by the owners of the above referenced property (Owner) with respect to the offering for sale of Property. The owner requests all inquiries and communication with respect to the contemplated sale of the property be directed through Colliers. All fees due Colliers in connection with the sale of the Property shall be paid by Owner.

This Memorandum contains selected information pertaining to the Property and does not purport to be a representation of the state of affairs of the Owner or the Property, to be all-inclusive or to contain all or part of the information that prospective investors may require to evaluate a purchase of real property. All financial projections and information are provided for general reference purposes only and are based on assumptions relating to the general economy, market conditions, competition, and other factors beyond the control of the Owner and Colliers International. Therefore, all projections, assumptions, and other information provided and made herein are subject to material variation. All references to acreages, square footages, and other measurements are approximations. Additional information and an opportunity to inspect the Property will be made available to interested and qualified prospective purchasers. Neither the Owner nor Colliers International, nor any of their respective directors, officers, affiliates, or representatives make any representation or warranty, expressed or implied, as to the

accuracy or completeness of this Memorandum or any of its contents, and no legal commitment or obligation shall arise by reason of your receipt of this Memorandum or use of its contents.

The Owner expressly reserves the right, at its sole discretion, to reject any or all expressions of interest or offers to purchase the Property, and/or to terminate discussions with any entity at any time, with or without notice which may arise as a result of review of this Memorandum. The Owner shall have no legal commitment or obligation to any entity reviewing this Memorandum or making an offer to purchase the Property unless and until written agreement(s) for the purchase of the Property have been fully executed, delivered, and approved by the Owner and any conditions to the Owner's obligations therein have been satisfied or waived.

By receipt of this Memorandum, you agree that this Memorandum and its contents are of a confidential nature, that you will hold and treat it in the strictest confidence and that you will not disclose this Memorandum or any of its contents to any other entity without the prior written authorization of the Owner or Colliers International. You also agree that you will not use this Memorandum or any of its contents in any manner detrimental to the interest of the Owner or Colliers International.

In this Memorandum, certain documents, including leases and other materials, are described in summary form. These summaries do not purport to be complete nor necessarily accurate descriptions of the full agreements referenced. Interested parties are expected to review all such summaries and other documents of whatever nature independently and not rely on the contents of this Memorandum in any manner.

ACCEPTED AND AGREED TO THIS _____ DAY OF _____, 2020.

PROSPECTIVE PURCHASER

Print Purchaser Name

Signature _____
By _____
Title _____
Company _____
Address _____

City State Zip

Date _____
Phone _____
Email _____

CO-BROKER

Print Co-Broker Name

Signature _____
By _____
Title _____
Company _____
Address _____

City State Zip

Date _____
Phone _____
Email _____