

Pool, Spa, Patio Business

Sedona | Arizona





Business Summary

Now is your chance to own a profitable outdoor pool, spa and patio business based in beautiful Sedona! This business works to bring custom pool, spa, landscape, patio, and sunroom construction to Northern Arizona. They have been serving Northern Arizona for 50 years, providing their customers, commercial and residential, with custom designs for all their outdoor needs; such as custom pools, spas, firepits, sunrooms, barbeque entertainment islands, and patio structures. Their retail store can fully furnish any outdoor space with quality patio furnishings and accessories, above ground spas, and pool chemicals and supplies. They have on staff pool maintenance repair technicians to provide any services needed for your pool or spa.

This business is a well-known local, family owned company with a good reputation for doing turn-key projects at competitive prices. Their customers only need to work with one contractor for a complete project.

Their excellent work has their customers returning to them for multiple projects. The company currently holds business licenses in Sedona, Prescott, Flagstaff, Page, Prescott Valley, Cottonwood, Camp Verde, Chino Valley, and Clarkdale, as well as their Arizona State contracting licenses ROC 303163 KA-5; Commercial and Residential swimming pools, and ROC KB-2 303162, General Contractor Small Commercial and Residential building.

They presently service all of Northern Arizona. Sedona and Prescott areas are highly desired for the local lifestyle and their beauty. Many of their customers are high-end with second homes or are moving to the area from the east coast and California. The area provides the perfect outdoor living conditions basically year-round, so business is always good. The owners are ready to retire and are willing to give assistance to new owners for 2-3 months.

Construction Office

Pool, Spa, Patio: Leased Locations

The Sedona retail location is in an excellent leased location in a fully leased out strip center on busy West Highway 89. It has excellent parking for the store front and easy truck delivery in back. The Sedona store occupies 3267 square feet. The retail space is currently in a month to month lease, however landlord will provide the new owner a favorable long-term lease.

The construction office and yard is on a one acre parcel, currently owned by the seller and provides a professional area for customers to make material selections for their projects. The buyer may enter into a long term lease of this location for \$3,500/month or purchase for \$490,000 from the seller.

This is your opportunity to own a business in the beautiful town of Sedona and enjoy all that it has to offer. People travel from all over the state, country, and world to visit Sedona and the areas famous landmarks.

Business asking price: \$1,200,000

Support and Training: The owner is willing to provide a transition period with the new owner

Reason for selling: Retirement

FF&E and Leasehold Improvements: \$280,000- included in asking price



Retail Location, Sedona, Arizona



Retail Front, Construction Office and Yard



Retail Location, Sedona, Arizona



Patio Furnishings and Accessories



Construction Office



Construction Office and Yard



Pool, Spa, Patio: Sample Projects



Sample Projects



Located in Sedona, Arizona

Ranked the Most Beautiful Place in America by USA Today, Sedona, Arizona is a unique location in the heart of Arizona's celebrated Red Rock Country. Sedona embodies iconic visions of the Old West with its awe-inspiring sandstone geological formations which surround the town on all sides. Sedona draws 3 million visitors a year from all over the world to enjoy the abundance of recreational, art, cultural and new-age spiritual experiences. This striking setting includes many fine dining establishments presided over by renowned chefs and lodging facilities including rustic cabins along Oak Creek, peaceful bed and breakfast accommodations, time share condos and world class resorts and spas.

Visitors can experience site seeing with Sedona's famous Pink Jeep tours into the red rock

backcountry, an abundance of souvenir shopping along the main street, and fine art galleries all over town. Hikers have access to scenic trails from just about every point in the city. Not to be missed is a day at Tlaquepaque, a shopping and arts center designed to make you feel as if you are in a village in Old Mexico.

Sedona was originally settled because of access to the year round water source provided by Oak Creek Canyon. What became a farming community serviced the nearby towns of Flagstaff to the north and miners in Jerome to the southwest. Heritage apple orchards are still maintained and in the autumn Sedona apples from local growers or pick-your-own at Slide Rock State Park are an anticipated annual tradition.

Market Overview



KEVIN B. CALL, CPA

Principal

Phone: 928 440 5450

Kevin@KellyandCall.com

DENNIS KELLY

Principal

Phone: 928 440 5450

Dennis@KellyandCall.com



KELLY & CALL COMMERCIAL

1150 N. San Francisco Street

Flagstaff, AZ 86001

Phone: 928 440 5450

This document has been prepared by Kelly & Call Commercial for advertising and general information only. Kelly & Call Commercial makes no guarantees, representations or warranties of any kind, expressed or implied, regarding the information including, but not limited to, warranties of content, accuracy and reliability. Any interested party should undertake their own inquiries as to the accuracy of the information. Kelly & Call Commercial excludes unequivocally all inferred or implied terms, conditions and warranties arising out of this document and excludes all liability for loss and damages arising there from. This publication is the copyrighted property of Kelly & Call Commercial and/or its licensor(s). ©2023. All rights reserved.