

SALE

OLD TOWN COTTONWOOD COMMERCIAL OPPORTUNITY

775 N. Main St Cottonwood, AZ 86326

SALE PRICE \$475,000

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COLDWELL BANKER
COMMERCIAL
NORTHLAND

Darien Degher
928 607 3749

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CONFIDENTIALITY AGREEMENT

This offering has been prepared solely for informational purposes. It is designed to assist a potential investor in determining whether it wishes to proceed with an in-depth investigation of the subject property. While the information contained herein is from sources deemed reliable, it has not been independently verified by the Coldwell Banker Commercial affiliate or by the Seller.

The projections and pro forma budget contained herein represent best estimates on assumptions considered reasonable under the circumstances. No representations or warranties, expressed or implied, are made that actual results will conform to such projections.

This document is provided subject to errors, omissions and changes in the information and is subject to modification or withdrawal. The contents herein are confidential and are not to be reproduced without the express written consent.

Interested buyers should be aware that the Seller is selling the Property "AS IS" CONDITION WITH ALL FAULTS, WITHOUT REPRESENTATIONS OR WARRANTIES OF ANY KIND OR NATURE. Prior to and/or after contracting to purchase, as appropriate, buyer will be given a reasonable opportunity to inspect and investigate the Property and all improvements thereon, either independently or through agents of the buyer's choosing.

The Seller reserves the right to withdraw the Property being marketed at any time without notice, to reject all offers, and to accept any offer without regard to the relative price and terms of any other offer. Any offer to buy must be: (i) presented in the form of a non-binding letter of intent; (ii) incorporated in a formal written contract of purchase and sale to be prepared by the Seller and executed by both parties; and (iii) approved by Seller and such other parties who may have an interest in the Property. Neither the prospective buyer nor Seller shall be bound until execution of the contract of purchase and sale, which contract shall supersede prior discussions and writings and shall constitute the sole agreement of the parties.

Prospective buyers shall be responsible for their costs and expenses of investigating the Property and all other expenses, professional or otherwise, incurred by them.

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PROPERTY DESCRIPTION

If you've taken a stroll down Main St in Old Town Cottonwood, AZ, then you know the lure. With its mix of wine tasting rooms, eclectic restaurants, artist galleries, and lodging, Old Town has become a state-wide and regional premiere destination for tourists and locals alike. Just as you begin to enter Old Town from 89A, there is an unmistakable property that embodies everything about Old Town in one eclectic offering. With over a half-acre fronting N. Main St, featuring improvements that could be re-purposed or razed, outdoor gathering/private event areas with green space as its back-drop, this location truly needs to be experienced rather than strictly read about. And now comes the rare opportunity to own this unique location and arrangement so that the experience can be both creative in design and economically rewarding.

PROPERTY HIGHLIGHTS

- 5 improved parcels totaling .54 acres of Main St frontage

LOCATION DESCRIPTION

Mixed-use entertainment district located at the "gateway" to Old Town Cottonwood.

OFFERING SUMMARY

Sale Price:	\$475,000
Lot Size:	23,522
Building (s) Size:	1,092 SF
Zoning:	C-1
APN:	406-38-020, 025D, 025A, 024, 025E, 023

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FULL PROPERTY DESCRIPTION

If you've taken a stroll down Main St in Old Town Cottonwood, AZ, then you know the lure. With its mix of wine tasting rooms, diverse restaurants, artist galleries, and lodging, Old Town has become a state-wide and regional premiere destination for tourists and locals alike. Just as you begin to enter Old Town from 89A, there is an unmistakable property that embodies everything about Old Town in one eclectic offering. Over .50 acres fronting N. Main St, this property offers a stand-alone retail building with roll-ups, gathering/private event space with green space as its backdrop, ripe for redevelopment or make use of the car wash bays for automotive uses or storage, and plenty of improved land for an ATV rental, boat rental, tour bus location, RV park, boutique hotel, etc. Consisting of five parcels, two former car wash bays, a freestanding retail building with pass-through roll-up doors and office space, encompassing over a half acre fronting Main St, this real estate opportunity comes with true flexibility. Make use of the spacious area for any commercial or mixed use endeavor. Curbs, gutters, storm drains, and sidewalks - all site improvements are in place. Broker can provide buyer with a full description of previous use (s) and operations. With Cottonwood now flourishing (Merkin Vineyards new stunning multi-million dollar vineyard /winery /tasting room/restaurant/gelateria now OPEN just two blocks away), and with Sedona pricing many users out of the market as they try to keep pace with the flurries of annual tourists, this is the most sensible real estate to plant your investment money for present and future value. See the vision, take the tour, and make it your reality.

LOCATION DESCRIPTION

Mixed-use entertainment district located at the "gateway" to Old Town Cottonwood.

Freestanding commercial improvements with on-site parking, yard space for large events, and Main St frontage.

EXTERIOR DESCRIPTION

Improved commercial property lining Main St.

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PROPERTY HIGHLIGHTS

- Rare downtown commercial purchase opportunity
- 5 parcels totaling .54 acres of Main St frontage
- Lease in whole or part, allowing for owner-user occupancy or lease in full to other tenants
- Flourishing economic market with new wine tasting rooms, restaurants, artist galleries, and festivals, Merkin vineyards absolutely stunning 7 acre hilltop vineyard/tasting room now open.
- OMC w/ balloon (as-is)
- On-site parking to appease zoning
- Private event space (s) consisting of +/- .35 acres alone for large gatherings, 200 amp electrical service, and spacious, graded area to store throngs of ATV's/boats/tour vans, etc.
- Former car wash bays can be used for auto-repair or vehicular storage
- PERFECT footprint for a recreational adventure tour company, RV park, mixed-use, or boutique hotel with an adjacent restaurant for a synergistic relationship and other complementary amenities
- Lease in whole or part with development potential for the sizable yard space
- <https://www.wineenthusiast.com/culture/industry-news/maynard-james-keen-an-arizona-wine/>
- Flexibility of use abounds as the presentation is unlike anything else on Main St. The footprint has been consistently seen as a vibrant community space and social gathering hub.

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SALE PRICE

\$475,000

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building (s)
Zoning	C-1
Lot Size	23,522 SF
APN #	025D, 025A, 024, 025E, 023

Amenities Freestanding office/retail/gathering space, plus auto bays for automotive repair with drive-thru capability. Large yard space that formerly housed food trucks and tour buses and tent events.

Power Yes

PARKING & TRANSPORTATION

Street Parking	Yes
Parking Type	Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Central HVAC	No
Broadband	Cable
Restrooms	Yes
Landscaping	Yes
Gas / Propane	Yes

LOCATION INFORMATION

Building Name	Old Town Cottonwood Commercial Opportunity
Street Address	775 N Main St Cottonwood, AZ 86326
City, State, Zip	Cottonwood, AZ 86326
County	Yavapai
Market	Northern Arizona
Sub-market	Old Town Cottonwood
Cross-Streets	N. Willard
Township	S34-T16N-R03E
Side of the Street	North
Signal Intersection	No
Road Type	Paved
Market Type	Medium
Nearest Highway	260

BUILDING INFORMATION

Building (s) Size	1,092 SF
Occupancy %	0%
Tenancy	Single/Multiple/Vacant
Number of Floors	1
Year Built	1978
Year Last Renovated	2020
Gross Leasable Area	.54 acres
Construction Status	Existing
Framing	Brick
Condition	Average
Free Standing	Yes
Number of Buildings	3
Walls	Brick/masonry

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Janice K. Brewer
Governor

ARIZONA DEPARTMENT OF ENVIRONMENTAL QUALITY

1110 West Washington Street • Phoenix, Arizona 85007
(602) 771-2300 • www.azdeq.gov



Benjamin H. Grumbles
Director

August 24, 2010

Mr. Martin Colvin
753 North Main Street
Cottonwood, Arizona 86326

RE: Underground Storage Tank Permanent Closure Approval
Martins Old Town Car Wash
777 North Main Street
Cottonwood, Arizona 86326
ADEQ Facility ID # 0-001619

Dear Mr. Colvin:

The Arizona Department of Environmental Quality (ADEQ) Underground Storage Tank (UST) Section Inspection and Compliance Unit has completed a review of the tank closure report dated August 24, 1998. Thank you for providing the UST Section this information.

According to the report, one 25,000 gallon four compartment UST used for storing gasoline and diesel and identified in this report has not had a release of regulated substances to the environment. The UST system was permanently closed-in-place on August 12, 1998. This permanent closure was done in accordance with Arizona Revised Statutes § 49-1008 and Arizona Administrative Code R18-12-271 and 272.

ADEQ is issuing this letter indicating that no further actions are required at this site at this time. However, please be advised that should information indicate contamination at or emanating from this facility, additional investigation and corrective actions may be required.

Your cooperation in this matter is appreciated. If you have any questions, please contact me at (602) 771-4339.

Sincerely,

Nusrath Ali Khan
Environmental Health Specialist
UST Section Coordination Unit

Cc: Mike Clark, CFO, ADEQ
Al Johnson, CU, UST

RECEIVED

AUG 27 2010

Northern Regional Office
1801 W. Route 66 • Suite 117 • Flagstaff, AZ 86001
(928) 779-0313

Southern Regional Office
400 West Congress Street • Suite 433 • Tucson, AZ 85701
(520) 628-6733

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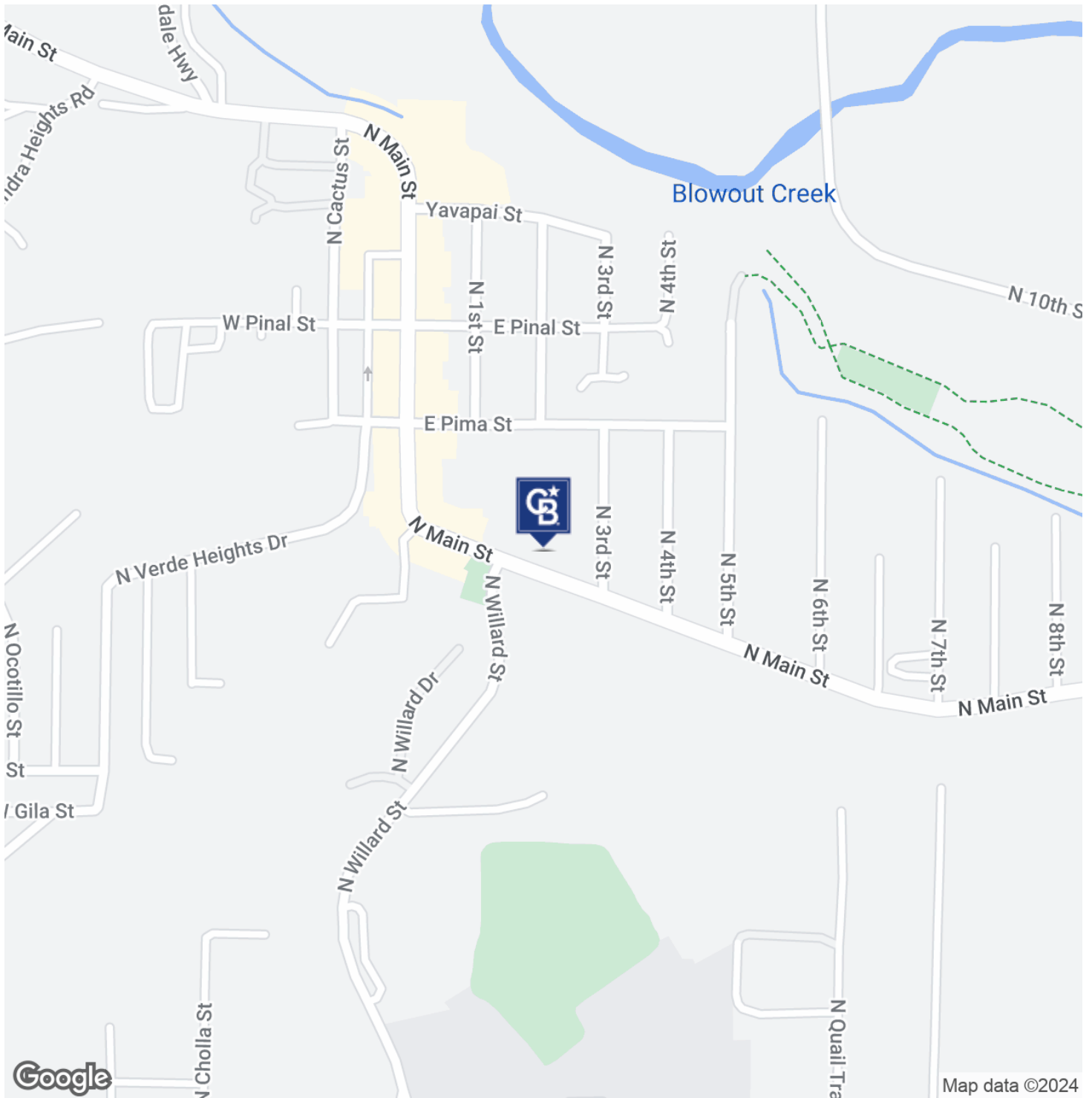
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DARIEN DEGHER

Commercial Sales and Leasing Specialist

darien@flagstaffrealestate.com

Direct: 928.607.3749 | Cell: 928.607.3749

PROFESSIONAL BACKGROUND

Darien has specialized in commercial real estate since becoming an agent in 2011. His areas of expertise are far-reaching: commanding multi-million dollar sales for retail, office, and industrial properties, commercial and industrial leasing on both the Landlord and Tenant sides, mixed use investment opportunities, land sales, business sales, and commercial property management of both office and retail buildings. Darien recognizes the continually changing demands and needs of the industry and his local ties and intimate knowledge of the evolving Northern Arizona commercial real estate market have afforded him countless professional relationships. From leasing the small executive suite to representing the seller of a multi-million dollar property, Darien treats every deal and client the same way. He is a true Flagstaff native, and has the strong academic background (graduating Summa Cum Laude from Northern Arizona University), community involvement, interpersonal skills, and professional work experience necessary to address and meet all of his commercial clients' real estate needs.

EDUCATION

Northern Arizona University - B.A. International Affairs

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

5200 E. Cortland Blvd, Suite D3
Flagstaff, AZ 86004
928.526.5309

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WHY COLDWELL BANKER COMMERCIAL

Owner. Occupier. Investor. Local business or global corporation. No matter who you are, the challenges remain the same.

The success of the CBC organization lies in its striking versatility. The organization deftly combines a powerful national presence with the agility of a regional market innovator. Each CBC affiliate office has the resources and insight to understand its local market and the expertise to convert this knowledge into tangible value for each client. The CBC organization's skillful professionals and nimble affiliate offices service a wealth of business categories in markets of any size, with clients ranging from established corporations to small businesses to individual investors.

- Acquisition and Disposition
- Capital Services & Investment Analysis
- Construction Management
- Corporate Services
- Distressed Assets
- Relocation Services
- Market Research & Analysis
- Property & Facilities Management
- Startups & Small Business
- Tenant Representation
- Landlord Representation

3,300+

Professionals

Presence in

40 COUNTRIES

11,989

YE Sales Transactions

4,970

YE Lease Transactions

\$9.2 BILLION

Sales Volume

\$1.63 BILLION

Lease Volume

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