

775 N Main St, Cottonwood, AZ 86326

**\$1 - \$21/SF/YR**

**\$0.08 - \$1.75/SF/MO**

Commercial Flex Space in Historic Old Town

Build-to-Suit Opportunity in Old Town Cottonwood



Sean Ragsdale

Listing Added: 12/18/2024

Listing Updated: 02/07/2025

Building Details

Property Type	Retail, Office, Special Purpose	Subtype	Traditional Office, Medical Office, Creative Office, Executive Office
Tenancy	Multiple	Total Building SQFT	2,600
Minimum Divisible SQFT	325	Max Contiguous SQFT	1,350
Total Building Suites	2	Vacant SQFT	2,600
Lot Size (acres)	0.54	Class	B
Year Built	1978	Year Renovated	2025
Buildings	2	Stories	1
Taxes (cost per SQFT)	\$0.92	Total Parking Spaces	26
Power	600 amp	Zoning	C-1, Mixed Use, SP Overlay
Submarket	Old Town Historic Cottonwood		

Building Description

Position your business at the gateway to Old Town Cottonwood, the economic hub of the Verde Valley and a vibrant destination known for its wine-tasting rooms, diverse dining options, art galleries, and boutique lodging. Located on highly visible N Main Street, this multi-building property offers premium exposure and steady foot traffic from locals and tourists alike.

Available for lease in part or full:

- **Building 1:** Freestanding at 1250 sqft, this former garage / storage building is perfect for both retail and service-based vendors.
- **Building 2:** A former self-service car wash featuring 3 open wash bays and a storage room provides a template for office conversion, drive-through or other innovative concepts. 1350 total sqft
- **Outdoor Green Space:** Over 6500 sqft of useable land with a scenic natural backdrop. Great for any type of outdoor use.

To ensure the spaces meet tenant and customer needs, the property will undergo updates tailored to your unique requirements. With infrastructure already in place this property is ready for you to make it your own.

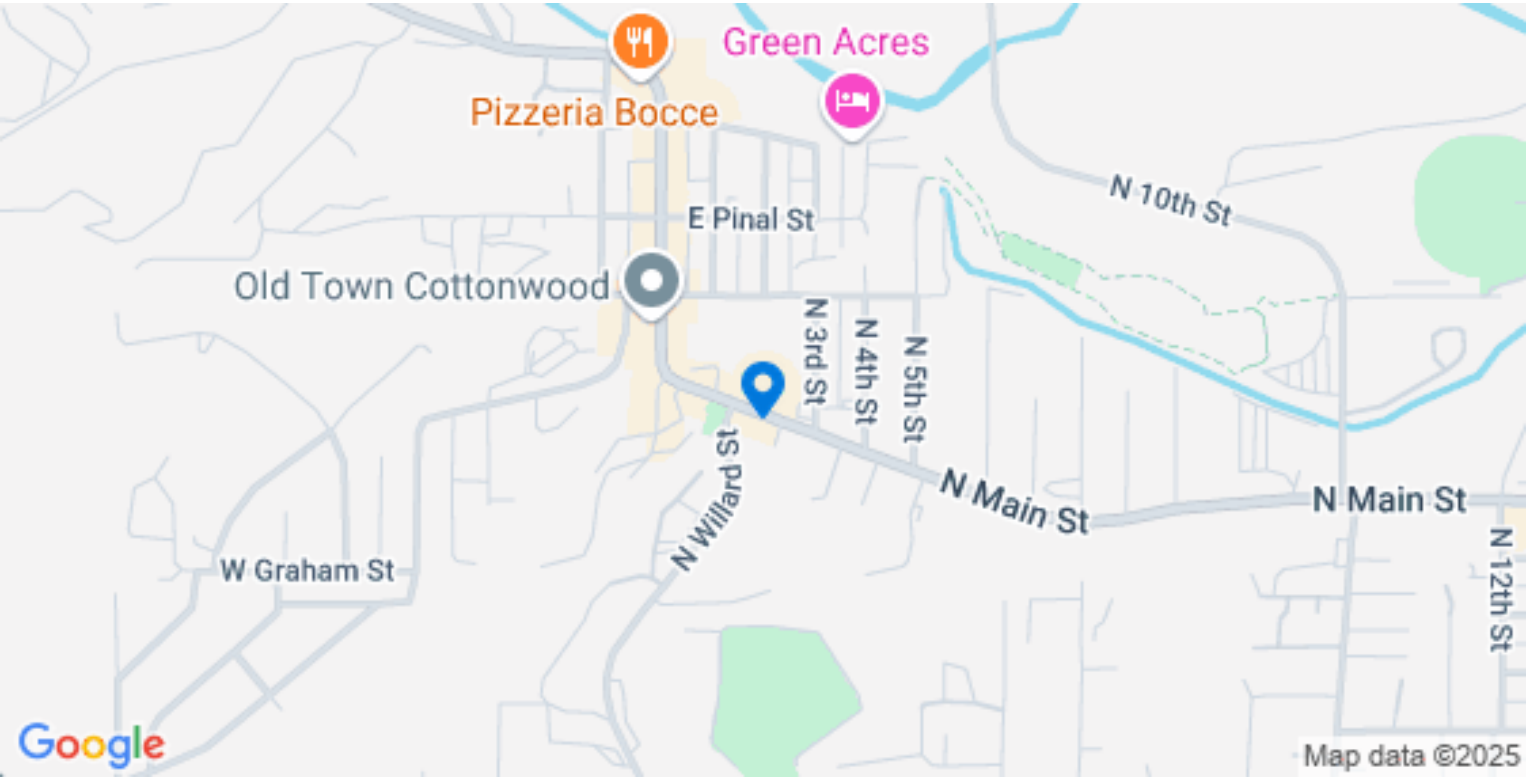
Situated just blocks from major developments like Merkin Vineyards’ new multi-million-dollar winery and restaurant, this asset is perfectly positioned to capitalize on Cottonwood’s rapid growth. As Sedona’s rising costs push businesses to new markets, downtown Cottonwood stands out as an attractive, affordable alternative with immense potential.

Contact us today to discuss flexible leasing options and how we can customize these spaces to fit your vision. This is your opportunity to establish a presence in one of Arizona’s most exciting destinations!

Building Highlights

- **Opportunity and Presentation:** A unique offering on Main Street with endless possibilities for use and customization.
- **Thriving Economic Market:** Surrounded by flourishing wine-tasting rooms, new restaurants, artist galleries, and festivals, including the renowned Merkin Vineyards’ stunning 7-acre hilltop winery.
- **Updated Amenities:** Two existing buildings totaling 2600 sqft in useable floor space, with infrastructure in-place and ready for improvement.
- **Flexible Leasing Options:** Availability to lease in part or in full, with development potential for the spacious yard area.
- **On-Site Parking:** Shared parking easement offers ample parking and meets code requirements.
- **Versatile Zoning:** Allows a variety of permitted uses from light commercial to residential.

Building Location (1 Location)

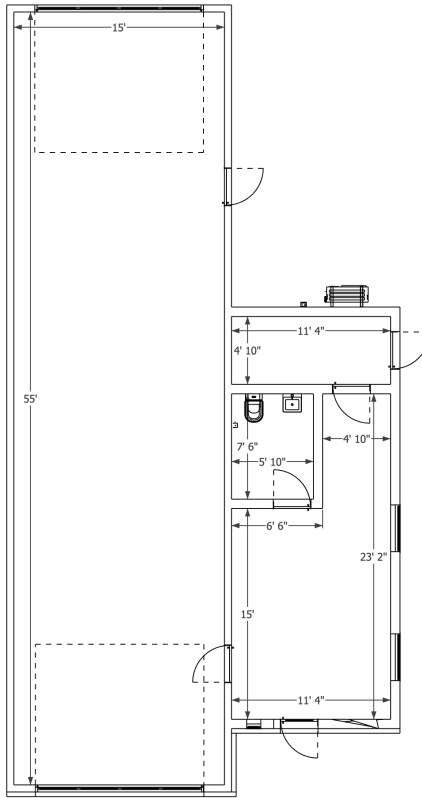


Building 1 Details

This building features a pass-through garage with 900 sqft of contiguous floor space and a connected office area with bathroom. It would make a great footprint for just about anything... a retail store, medical facility, bar / restaurant, motorcycle showroom / sales, or an entertainment venue (theater, retro arcade, etc). Combine with the 6500 sqft vacant parcel in back for a mini golf course, outdoor market, nursery, or food trailer park.

Listing Type	Direct	Space Subtype	Traditional Office,Medical Office,Creative Office
RSF	1,250 SF	USF	1,250 SF
Min Contiguous SF	50 SF	Max Contiguous SF	900 SF
Space Available	1/1/25	Parking	26 spaces
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$0.46	Expense Rate (Per SF/YR)	\$2.19
Total Rate (Per SF/YR)	\$23.65	Total Monthly Rent	\$2,463.5
Rate	\$17 - \$21 / SF / YR	Days on Market	41 days

Building 1 Floorplan



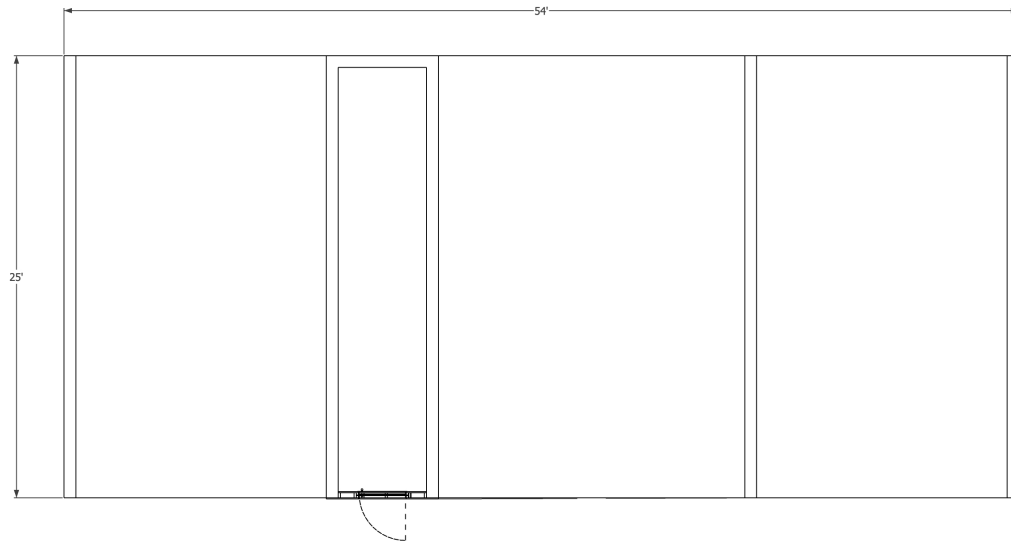
### Building 2 Details

This former self-service car wash contains 3 service bays and a storage room totaling 1350 square feet. It would make a great footprint for multiple office or retail suites, luxury storage condos, micro-kitchens, medical facilities, or any type of drive-through / delivery service. If you have a dispensary license here is an ideal location to supply both regional locals and visitors with your product.

Listing Type	Direct	Space Subtype	Traditional Office,Medical Office,Executive Office,Creative Office
RSF	1,350 SF	USF	1,350 SF
Min Contiguous SF	125 SF	Max Contiguous SF	400 SF
Space Available	1/1/25	Parking	26 spaces
Lease Type	NNN	Lease term	Negotiable
Total CAM (Per SF/YR)	\$0.46	Expense Rate (Per SF/YR)	\$2.19
Total Rate (Per SF/YR)	\$23.65	Total Monthly Rent	\$2,660.58
Rate	\$17 - \$21 / SF / YR	Days on Market	41 days

### Building 2 Floorplan





### Vacant Land Details

This large vacant lot is behind the two commercial buildings fronting N Main Street and flanked by a natural watershed. Equipped with 200 amp electrical service. Great space for a farmer's market, outdoor venue, food trailer park, or entertainment activities such as minigolf.

Listing Type	Direct	Space Subtype	Traditional Office,Medical Office,Creative Office
RSF	6,500 SF	USF	6,500 SF
Space Available	1/1/25	Lease Type	NNN
Lease term	Negotiable	Total Rate (Per SF/YR)	\$2
Total Monthly Rent	\$1,082.9	Rate	\$1 - \$2 / SF / YR
Days on Market	41 days		

Property Photos (16 photos)

