

James Court

107 E PINAL ST
COTTONWOOD, AZ
86326

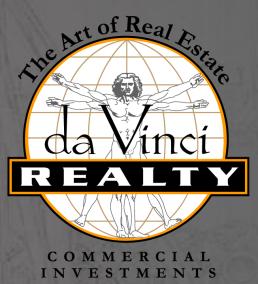
FOR SALE | \$1,495,000

Exclusively Offered By:

Mark T. Belsanti, CCIM
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mark@davincirealty.com



da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com



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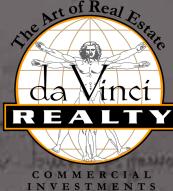
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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by da Vinci Realty, LLC in compliance with all applicable fair housing and equal opportunity laws.



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Executive Summary

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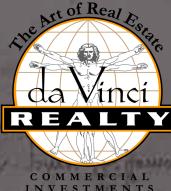
Property Overview

Introducing a prime investment opportunity at 107 E Pinal St, Cottonwood, AZ, centrally located in Old Town Cottonwood, one block east of Main Street. The 2,340 SF building, boasting 6 units and a 1964 construction, underwent a full renovation in 2024. The well designed units consist of 4 queen size suites and 2 king size suites. The king size suites both have pull-out couches. All units have a kitchenette, bathroom, and shower. Zoned R-2, this property presents an ideal canvas for a savvy investor in the Hospitality or Limited Service sector to capitalize on this thriving area. With its strategic location and recent modernization, this property is poised to deliver exceptional returns and offers a solid foundation for future growth and success.

Subject property is centrally located in Old Town Cottonwood one block east of Main Street.

Offering Summary

Sale Price:	\$1,495,000
Building Size:	2,340 SF
Lot Size:	3,593 SF
Price / SF:	\$638.89
Year Built:	1964
Renovated:	2024
Zoning:	R-2
APN:	406-34-058



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Property Highlights

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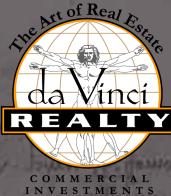


Property Highlights

- 2,340 SF building ideal for hospitality investment
- 6 units providing versatile rental opportunities including, STRs, boutique hotel, employee housing, and long term rentals
- 1964 construction with recent 2024 renovation
- Zoned R-2 for flexible usage options
- Strategic location in the thriving Cottonwood area
- Property has 6 parking spaces and additional street parking
- Pavestone offstreet parking
- Custom granite countertops in kitchenettes
- Newly installed sewer access lines
- Two New Tankless Water Heaters

Location Overview

Subject property is centrally located in Old Town Cottonwood one block east of thriving Main Street. A great place for art, entertainment, tasting rooms, dining, and more!

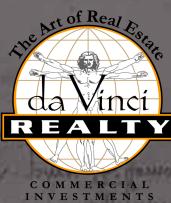


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Additional Photos

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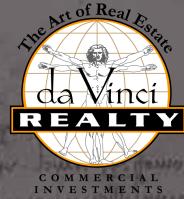
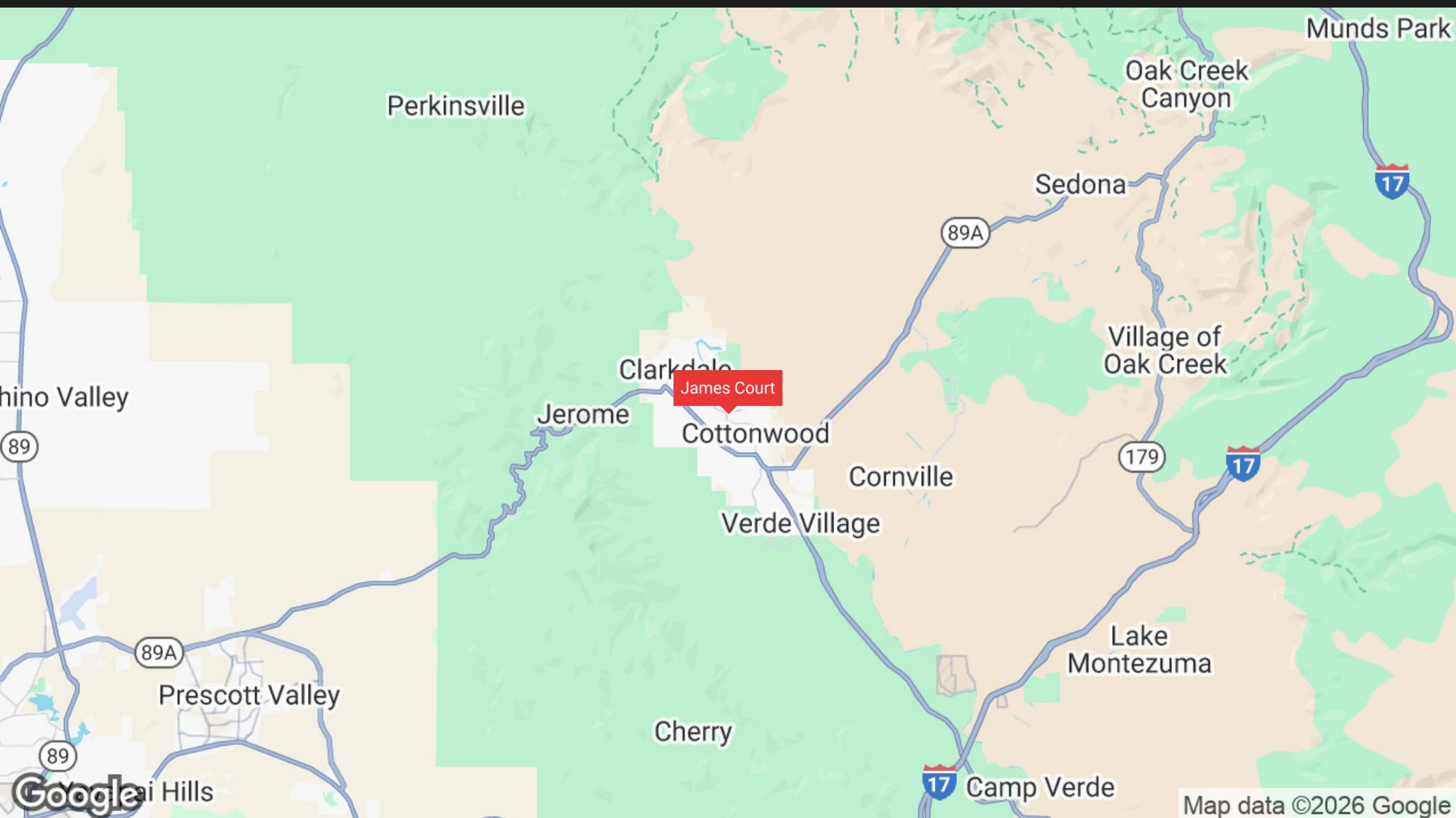


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Regional Map

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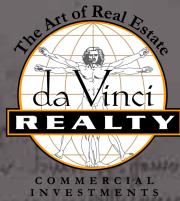
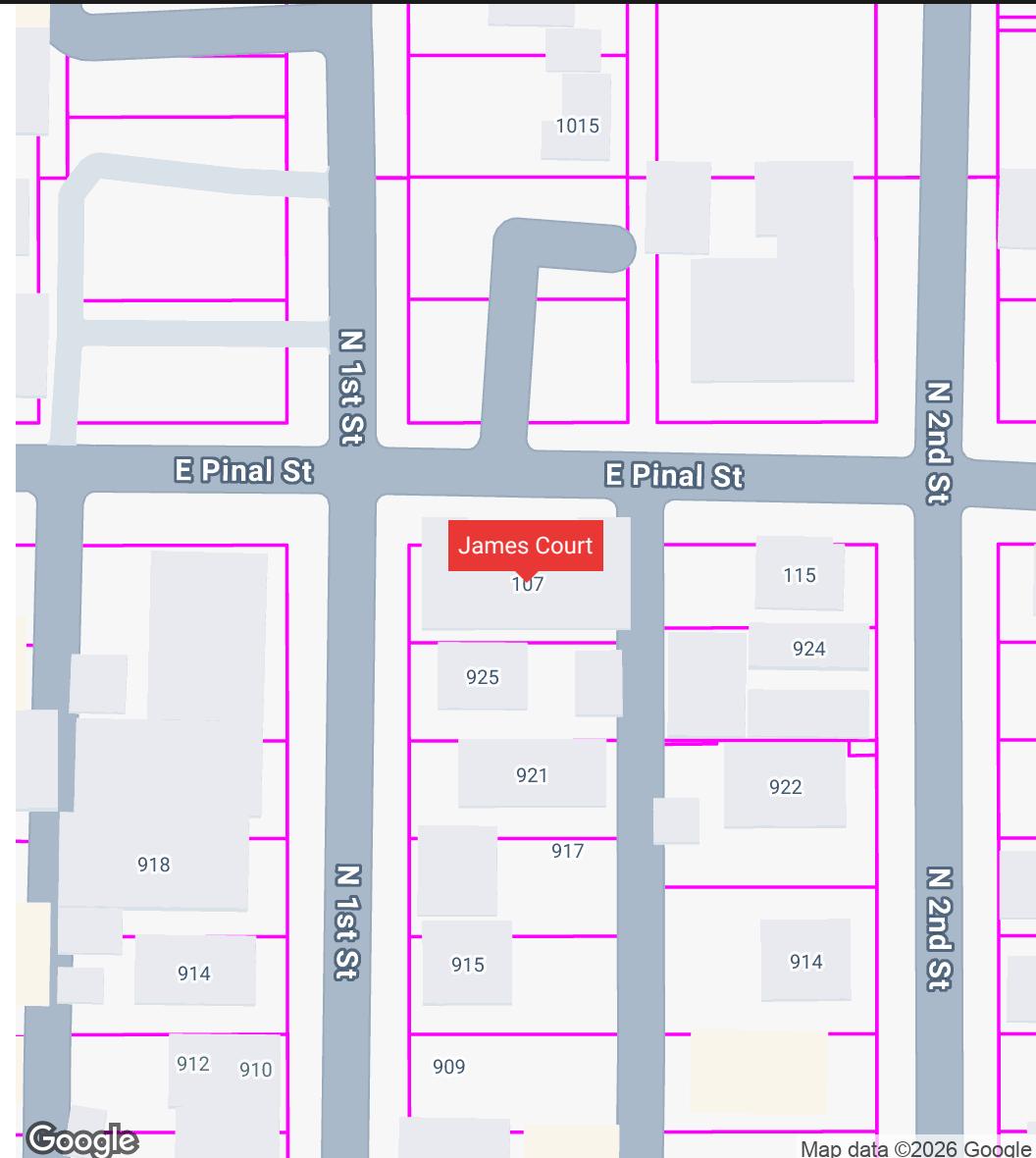
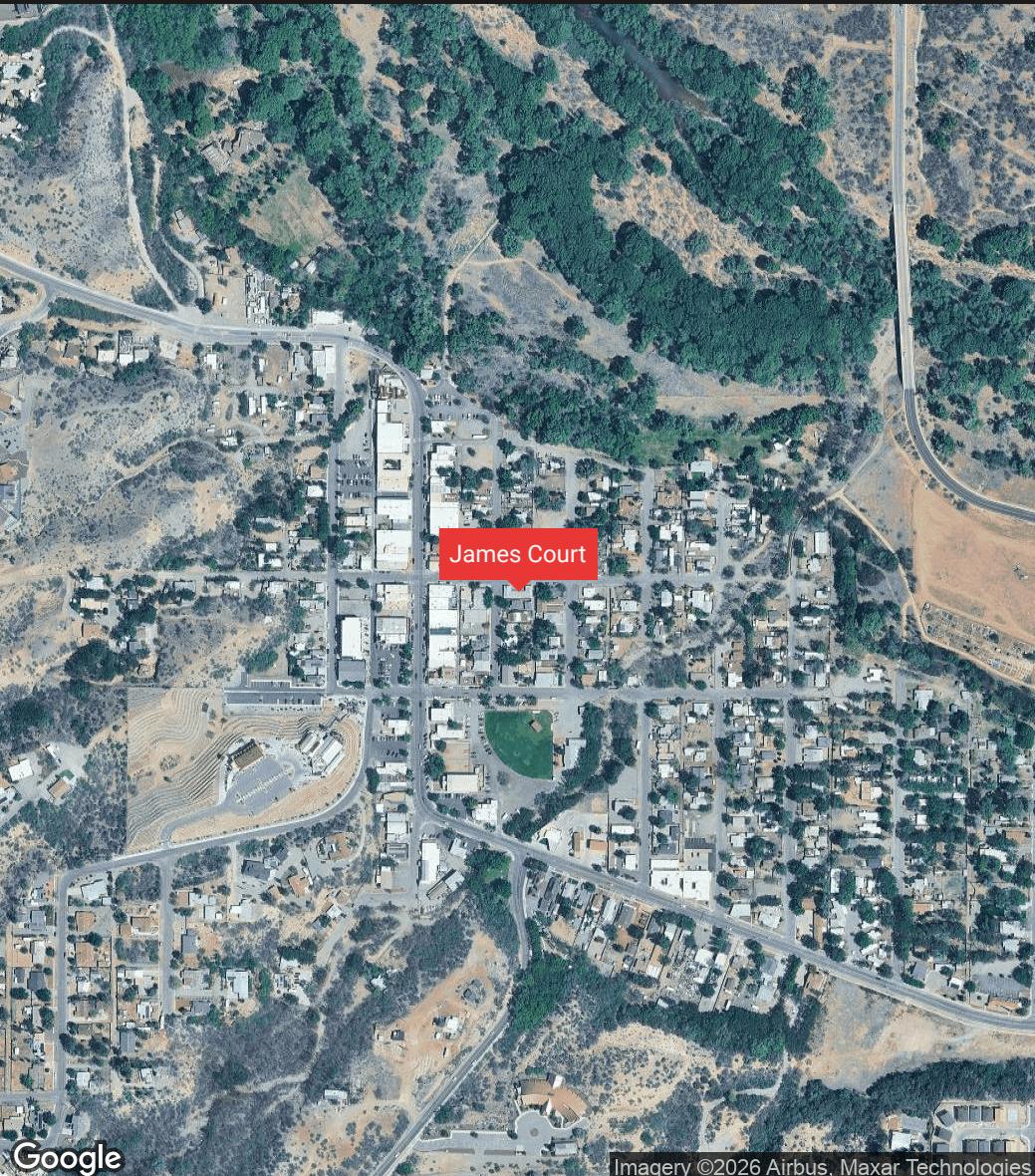
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Aerial & Parcel Map

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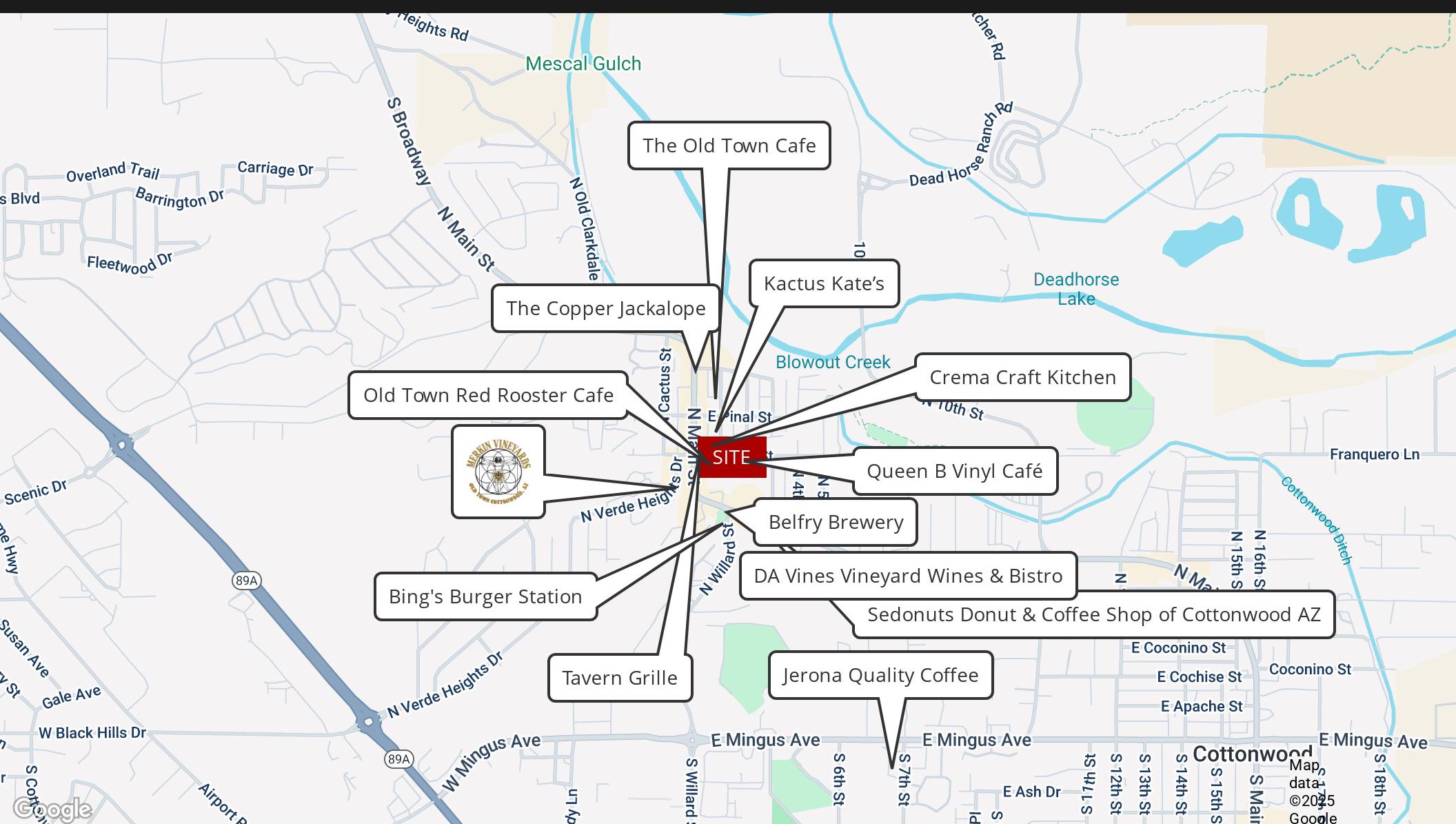
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Retailer Map

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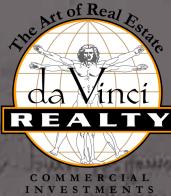
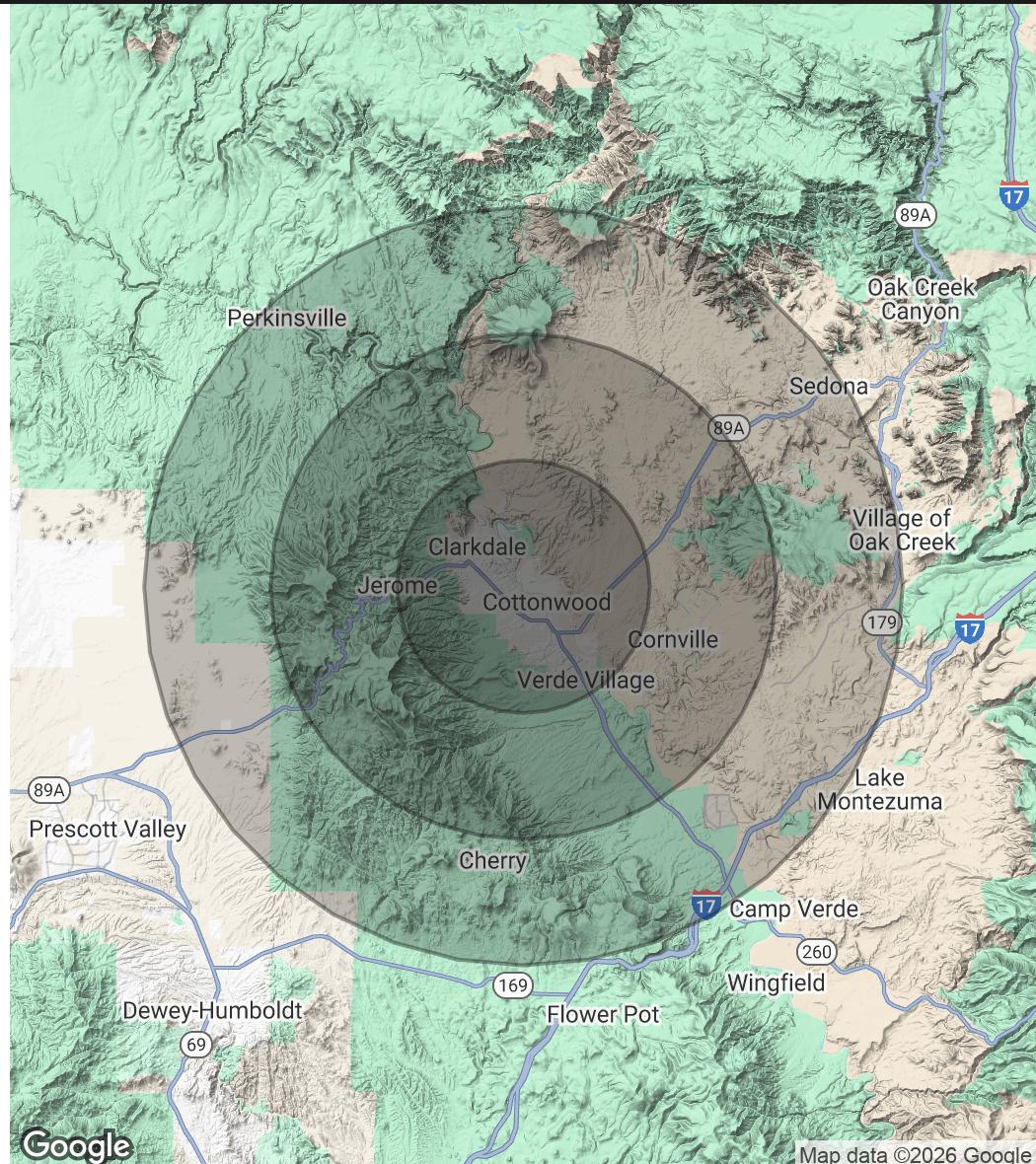
Demographics Map & Report

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Population	5 Miles	10 Miles	15 Miles
Total Population	29,732	37,273	58,213
Average Age	49	49	51
Average Age (Male)	48	48	50
Average Age (Female)	50	50	52

Households & Income	5 Miles	10 Miles	15 Miles
Total Households	13,348	16,522	26,050
# of Persons per HH	2.2	2.3	2.2
Average HH Income	\$71,526	\$74,074	\$80,756
Average House Value	\$385,564	\$392,008	\$457,387

Demographics data derived from AlphaMap

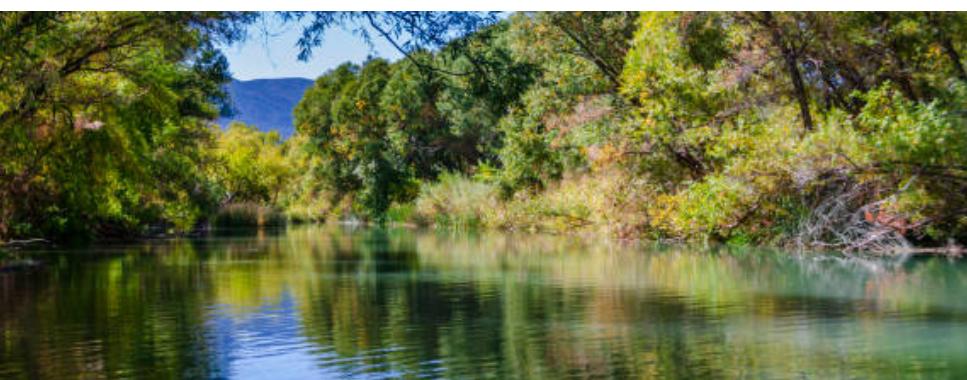


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Community Profile Cottonwood

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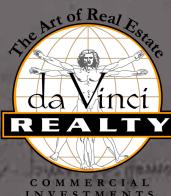
Cottonwood/Verde Valley:

The Cottonwood/Verde Valley area is located geographically in the center of Arizona, approximately 100 miles North of Phoenix and 19 miles Southwest of Sedona. Cottonwood is bordered on the South, East and West by high mountains and on the North by mesas and buttes. Cottonwood is situated at an elevation of 3,300 feet. The City of Cottonwood attracts residents with its blend of rural atmosphere and urban amenities, offering shopping, financial, and professional services against the picturesque backdrop of the Verde River.

Highway 260 links Cottonwood to Interstate 17, which runs North to Flagstaff and South to Phoenix. Highway 89A, which links Cottonwood with Sedona, underwent an extensive widening project. Completed in September of 2002, Highway 89A was constructed to a total of four lanes wide, and travel time between the cities was cut to approximately 15 minutes. Additionally, the Mingus Bypass connects 89A to Mingus Avenue, which is located just three blocks North of Copperwood Square. Interstate 40 also services Yavapai County, which runs East-West, linking the area to California, as well as to destinations in the Midwest and on the East Coast. Public transit is provided by the Cottonwood Area Transit System (CATS). The Cottonwood Municipal Airport provides public and commercial air service. Shuttles are also available to and from Phoenix Sky Harbor International Airport.

Today, Cottonwood is a friendly, fast-growing family community that has more than doubled in population in the past 20 years with population presently over 11,000 and projected to grow in size to 17,000 by the year 2025. Yavapai County is once again experiencing a boom period with rapid increase in population growth. The clear dry air and moderate temperatures attract people of retirement age as well as those wishing to raise families away from the congestion and crime of the cities. According to the 1990 census the County population was 236,209 the population estimate is now 253,013.

Please visit cottonwoodaz.gov to learn more about the City of Cottonwood.



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Professional Background

Mark has been an active commercial real estate agent for over twenty-five years. He has enjoyed much success through those years; transacting commercial real estate in Flagstaff, Sedona, the Verde Valley, and Scottsdale, Arizona.

In 1999, he attained the Certified Commercial Investment Member (CCIM) certification. This certification is one which separates a commercial real estate agent from the general real estate agent. A CCIM is a recognized expert in the commercial and investment real estate industry and a CCIM is part of a global commercial real estate network with members across North America and more than 30 countries. This professional network has enabled CCIM members to close thousands of transactions annually, representing more than \$200 billion in value. As a result, the experts who possess the CCIM designation are an invaluable resource for commercial real estate owners, investors, and users.

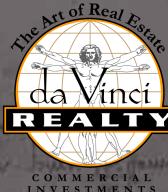
As well, Mark served as a Planning and Zoning Commissioner for the City of Sedona for three years in order to familiarize himself with city development codes and act as a liaison between his clients and municipalities.

In 2003, Mark and his wife Leslie, moved to Flagstaff and opened da Vinci Realty which is a full service commercial real estate company offering brokerage, leasing, property management, and development opportunities.

Education

CCIM Institute - Commercial Real Estate's Global Standard for Professional Achievement

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