

SALE

TIMELESS FLEX MIXED-USE PROPERTY

315 S. Willard Cottonwood, AZ 86326



SALE PRICE

\$975,000

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

Write the next chapter of this historic property's glorious biography. From an opulent early 20th century home to its most recent iteration as a sumptuous wine tasting room with modern finishes juxtaposed with carefully preserved vestiges of the past, flexibility and creativity abound. Spanning nearly two acres and nearly 4,200 SF of collective improvements, this property beckons a continuation of new experiences and visions, just as it nurtured those experiences from previous generations. Both structures are infused with a sophisticated, inviting ambiance, ensuring a refreshed aesthetic and reliable functionality for forward-thinking investors and entrepreneurs seeking a unique opportunity. From a traditional bed and breakfast to a fine dining restaurant with the most spacious and stunning courtyard in the city to an eclectic artist gallery to a stunning residence with mother in law quarters and a yard to turn into a landscaped paradise to traditional office, with room to grow, the options are endless. Whether you are a seasoned investor searching for your next value-add project, a retailer ready to expand, or an entrepreneur seeking a strategic foothold in Northern Arizona, this property delivers the footprint to turn your vision into reality. 315 S. Willard is more than just a historic building – it's a work of art.

OFFERING SUMMARY

Sale Price:	\$975,000
Number of Units:	2
Lot Size:	1.84 Acres
Building (s) Size:	4,194 SF

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LOCATION DESCRIPTION

Discover the vibrant investment potential of Cottonwood, AZ, and the Northern Arizona market. Nestled in a region known for its natural beauty and growing commercial appeal, the area offers a strategic location for commercial and mixed-use investors. Within close proximity to the property, investors will find notable attractions such as Historic Old Town Cottonwood, renowned for its charming shops and dining experiences, as well as the Verde Valley Medical Center in immediate vicinity. The area's thriving arts and cultural scene, combined with its blossoming economic sector, make it an attractive destination for professionals and businesses alike. Explore the diverse investment opportunities this property provides in this dynamic region.



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PROPERTY HIGHLIGHTS

- Building (s) Size: 4,194 square feet
- Unit Configuration: Two adaptable units for multi-tenant flexibility
- Modern upgrades juxtaposed with historic features
- Zoning: C-1 (Neighborhood/Light Commercial), supporting a broad range of uses such as retail shops and boutiques, specialty food establishments, professional offices (insurance, real estate, consulting), health and wellness studios, art galleries or creative spaces, or residential mixed-use
- Flex occupancy: One residential unit occupied – exceptional upside potential
- Parking: Ample on-site parking for tenants and customers
- Visibility: Strategically situated for high exposure and accessibility
- Proximity to major highways and thoroughfares for easy access
- Verde Valley Medical Center located directly across the street
- Strong foot traffic supported by nearby residential neighborhoods
- Rapid area growth, driven by tourism, local business, and residential expansion
- Ability to customize and lease the remaining units to suit market demand
- Steady income from existing tenants with room to dramatically increase ROI
- Flexibility to reconfigure the space (s) for single or multiple tenants
- Modern infrastructure that minimizes immediate capital expenditure
- Strategic location in one of Northern Arizona's most active commercial markets



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LOCATION INFORMATION

Building Name	Timeless Flex Mixed-Use Property
Street Address	315 S. Willard
City, State, Zip	Cottonwood, AZ 86326
County	Yavapai
Market	Northern Arizona
Sub-market	Cottonwood Commercial
Cross-Streets	W. State Rte 89A

BUILDING INFORMATION

Building Size	4,194 SF
Occupancy %	20%
Tenancy	Single
Number of Floors	2
Year Last Renovated	2024
Gross Leasable Area	4,194 SF
Construction Status	Existing
Framing	Wood
Condition	Excellent
Roof	Composite; pitched
Free Standing	Yes
Number of Buildings	2
Walls	Brick; drywall
Ceilings	Wood, drywall
Floor Coverings	Restored hardwood
Corridors	Per main house
Foundation	Basement
Exterior Walls	Brick
Mezzanine	N/A
Office Buildout	Multi-purpose rooms

PROPERTY INFORMATION

Property Type	Retail
Property Subtype	Free Standing Building
Zoning	C-1
Lot Size	1.84 Acres
APN #	40642109b
Corner Property	No

Amenities

Owner-occupier or lease capability; potential to equip main building with a commercial-grade kitchen; potential to convert rear house to two separate residential units with one fully renovated and leased; huge commercial lot for additional improvements; flexibility with future development (Historic Registry Designation was not renewed); private well; landscaped; rear freight elevator for ADA.

Power Yes

PARKING & TRANSPORTATION

Parking Type Surface

UTILITIES & AMENITIES

Handicap Access	Yes
Elevators	Freight
Freight Elevator	Yes
Number of Elevators	1
Central HVAC	Yes
HVAC	1
Broadband	Cable
Restrooms	2 per main house; 1 per carriage house
Landscaping	Yes
Gas / Propane	Yes

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Landscaping



Main Building



Add text here...



Main Building Front



Courtyard

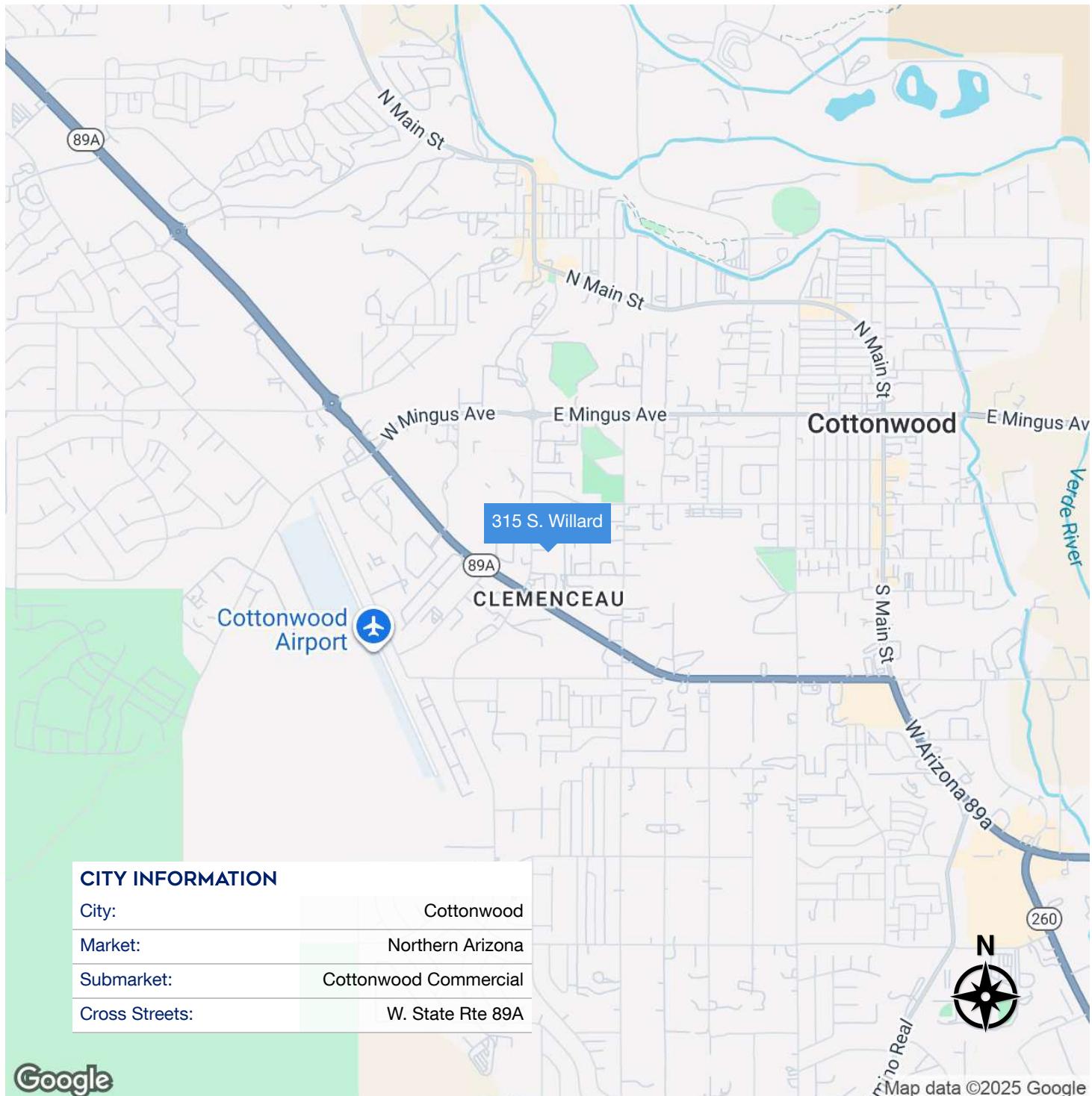


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DARIEN DEGHER

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
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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

3,334
Affiliated Professionals

Based upon sales professionals
designated as commercial in dash as of
12/31/24.

Presence in
**158 OFFICES,
45 COUNTRIES**

OVER 18,400
Transactions

\$7.67 BILLION
Sales Volume

\$1.01 BILLION
Lease Volume

Based on Coldwell Banker Commercial transaction financial data in the U.S. Coldwell Banker and Coldwell Banker Commercial Networks 01/01/2024 – 12/31/2024

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