

M&M COMMERCIAL - 4101 E. WESTERN DR.



FOR SALE

WESTERN DR. COMMERCE YARD

OWNER-OPERATOR OR
INVESTMENT OPPORTUNITY

**4101 E. WESTERN DR.,
COTTONWOOD, AZ 86326**

2,352 SF; 0.42 ACRES

CALL FOR POTENTIAL ASSEMBLAGE
OPPORTUNITY

OFFERED @ \$539,000



LISTING ASSOCIATE BROKER:

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LISTING AGENT:

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[COMPANY WEBSITE](#)

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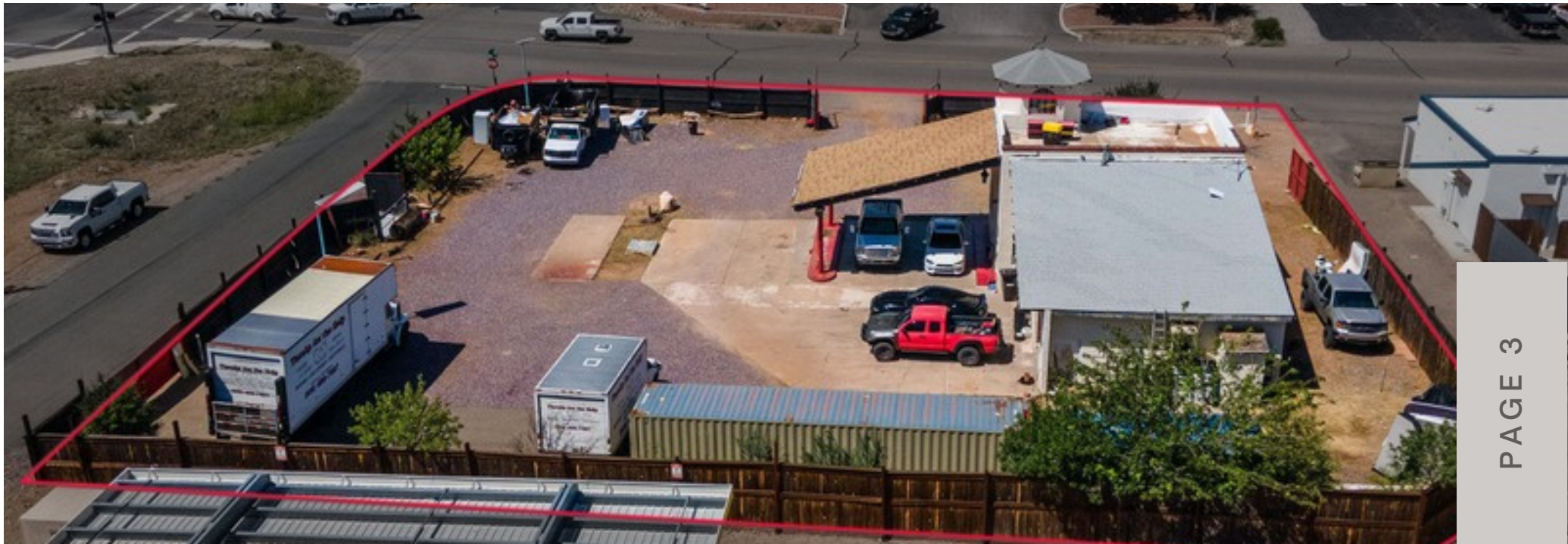
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EXTERIORS



DESCRIPTION & USE

4101 E WESTERN DRIVE, COTTONWOOD AZ

Envision your business or investment in one of Northern Arizona's most important regional commercial centers. 4101 E Western Drive offers a highly functional commercial property within Cottonwood's established commercial and industrial corridor, providing convenient access to the businesses, workforce, customers, and transportation routes that serve the greater Verde Valley.

The approximately 2,352-square-foot property is currently marketed with C2-3 zoning and includes a fenced site, garage space, office area, upper-level living quarters, and prominent marquee signage—creating flexibility for a variety of commercial users. Prospective buyers should independently confirm permitted uses and zoning requirements with the applicable jurisdiction.

A unique assemblage opportunity may allow buyers to create an expanded commercial site with approximately 4,000–5,000 SF of total floor area and 0.70+ acres. This potential configuration could provide added flexibility for larger-scale commercial, service, or owner-user operations in a highly strategic Cottonwood location. Buyers must call to discuss details, availability, and potential site configuration.

ALLOWABLE USES

(to verify)

- AUTOMOTIVE REPAIR GARAGES
- NEW AND USED AUTOMOBILE AND TRUCK SALES
- AGRICULTURAL EQUIPMENT SALES
- AUTO PARTS AND SUPPLY STORES
- WHOLESALE ESTABLISHMENTS
- LUMBER YARDS AND BUILDING-SUPPLY BUSINESSES
- RETAIL STORES, INCLUDING HARDWARE, APPLIANCES, FURNITURE, SPORTING GOODS, GARDEN SUPPLIES, OFFICE SUPPLIES AND SIMILAR MERCHANDISE
- RESTAURANTS, CAFÉS AND COFFEE SHOPS
- BARS, TAVERNS AND COCKTAIL LOUNGES
- DRIVE-THROUGH BUSINESSES, WHEN ASSOCIATED WITH AN OTHERWISE PERMITTED USE AND SUBJECT TO APPLICABLE DESIGN/SCREENING REQUIREMENTS
- GAS/SERVICE STATIONS
- PROFESSIONAL AND BUSINESS OFFICES, INCLUDING REAL ESTATE, ACCOUNTING, LEGAL, ARCHITECTURAL AND ENGINEERING OFFICES
- MEDICAL AND DENTAL OFFICES AND CLINICS
- VETERINARY CLINICS AND KENNELS
- PET STORES
- HEALTH CLUBS / FITNESS BUSINESSES
- BUSINESS AND TRADE SCHOOLS
- INDOOR RECREATION BUSINESSES, SUCH AS BOWLING, BILLIARDS AND SIMILAR USES
- INDOOR THEATERS, ASSEMBLY HALLS AND SIMILAR GATHERING FACILITIES
- HOTELS AND MOTELS
- BANKS, CREDIT UNIONS AND OTHER FINANCIAL-SERVICE BUSINESSES
- RESEARCH, DESIGN AND EXPERIMENTAL PRODUCT-DEVELOPMENT FACILITIES, PROVIDED THE WORK OCCURS INSIDE A COMPLETELY ENCLOSED BUILDING
- LIGHT MANUFACTURING INCIDENTAL TO AN OTHERWISE PERMITTED RETAIL USE, SUBJECT TO SPECIFIC LIMITATIONS IN THE ORDINANCE
- REPAIR AND SERVICE BUSINESSES, SUCH AS LOCKSMITH AND CERTAIN SMALL-EQUIPMENT/APPLIANCE REPAIR OPERATIONS
- NURSERY STOCK SALES
- PUBLIC PARKING LOTS AND GARAGES

OFFERING DETAILS

OFFERING PRICE	\$539,000
HIGHEST & BEST USE	OWNER-OPERATOR CONTRACTOR INVESTMENT RENTAL OPPORTUNITY
ADDRESS	4101 WESTERN DR, COTTONWOOD AZ

2352 SF

BUILDING

1971

BUILT

0.41 acres

LOT SIZE

2+ Roof

LEVELS

20+ 2 BAY DOORS

PARKING, (NOT STRIPED)

2011, 2013, 2017, 2020

PERMITTED IMPROVEMENTS

**C 2-3; Heavy
Commercial/Industrial Mixed**

ZONING - LINK

Privacy, Perimeter, 2 Gates

FENCE

Owner-user opportunity for contractors, trades, service businesses and growing local operators. The Property combines a highly functional commercial site with excellent access to Cottonwood and the greater Verde Valley. Positioned near State Route 260, the property offers a two-story building configured for office, shop and storage use, including two garage bay doors, flexible workspace and a fully installed perimeter privacy fence with two gated access points: ideal for securing vehicles, equipment, materials and inventory.

The upper level provides an additional dimension rarely found in a commercial property of this size, with existing residential-style space offering potential for rental income, workforce housing, employee accommodations or owner use, subject to applicable zoning and use approvals. For a contractor or owner-operator looking to combine office, secure yard, shop/storage and potential residential functionality in one strategic Cottonwood location, this property delivers a compelling combination of versatility, visibility and long-term utility.



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AERIALS



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SITE

MINUTES TO:
SEDONA - 20
CLARKDALE - 15
INTERSTATE 17 - 15
CAMP VERDE - 17



SURROUNDING



A 10x4 grid of dots on a light gray background, representing a 40-point test.

A 10x4 grid of dots on a light gray background, representing a 40-point test.





Strategic Commercial / Industrial Opportunity in the Heart of the Verde Valley

The commercial corridor along Highway 260 between Cottonwood and Interstate 17 is rapidly emerging as a key economic and business hub in Northern Arizona. Fueled by population growth, tourism, and increased investment, the area is experiencing a surge in commercial development that serves both locals and visitors.

Cottonwood: A Thriving Regional Center

- **Population Growth:** Cottonwood has seen consistent annual growth, with over 12,000 residents as of the latest data and a surrounding regional population exceeding 45,000.
- **Economic Drivers:** The city benefits from its proximity to Sedona and Jerome, attracting a mix of tourists and residents seeking dining, shopping, and entertainment options.
- **Commercial Expansion:** New mixed-use developments and revitalization projects have spurred growth. Recent additions include national retailers, boutique shops, and professional services.
- **Tourism Impact:** Over 1 million annual visitors to the Verde Valley support local wineries, adventure tourism, and shopping destinations.

Highway 260: A Vital Link

- **Strategic Location:** Positioned between Sedona and Prescott, and connecting the immediate Verde Valley, the corridor captures regional and tourist traffic.
- **Development Opportunities:** Increasing demand for commercial space along the highway has led to new retail centers, professional offices, and service-oriented businesses.
- **Infrastructure Upgrades:** Recent improvements to roads, utilities, and public spaces make this corridor attractive for further investment.

CONTACT INFORMATION

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