

909 N Main St

909 N MAIN ST
COTTONWOOD, AZ
86326



OPPORTUNITY
FOR SALE | \$1,200,000

Exclusively Offered By:

Mark T. Belsanti, CCIM
928.779.3800
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da Vinci Realty 111 E. Aspen Ave., Suite 3, Flagstaff, AZ 86001 // davincirealty.com



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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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Property Overview

Introducing 909 N Main St – an exceptional owner-operator or retail investment opportunity in Cottonwood, AZ. This 2,958 SF building, with 3 fully occupied units, presents a prime chance for retail/street retail investors. Built in 1957 and zoned for Light Commercial, this property offers stability and potential for growth. With 100% occupancy, it provides immediate income generation. Don't miss this chance to own a piece of Historic Old Town Cottonwood's retail landscape and benefit from its thriving market opportunity.

Offering Summary

Sale Price:	\$1,200,000
Building Size:	2,958 SF
Lot Size:	3,485 SF
Price / SF:	\$405.68
Cap Rate:	4.4%
NOI:	\$52,670
Year Built:	1926
APN:	406-34-039
Traffic Count:	9,000



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Location Description

Investment Opportunity in the heart of Cottonwood, AZ, located at 909 N Main St. This bustling area is renowned for its historic district, filled with quaint shops, galleries, and a lively dining scene. With a growing population and a strong tourist presence, Old Town Cottonwood offers an attractive opportunity for retail and street retail investors seeking a prime location to capitalize on the area's thriving commerce and culture. Cottonwood is one of the most sought after locations in Central Arizona with its amazing food and vineyards. For information on Old Town Cottonwood visit: <https://www.oldtown.org/>.

Site Description

Classic building in the heart of Historic Old Town Cottonwood

Power Description

110

Interior Description

3 Separate Units with tenants

Parking Description

Rear Alley Parking

Utilities Description

Water, Electric, Natural Gas, Cable, Internet

Natural Gas



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Rent Roll

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Suite	Tenant Name	Size SF	% Of Building	Market Rent	Market Rent / SF	Annual Rent	Lease Start	Lease End
-	Shadow Tate	900 SF	30.43%	-	-	\$14,400	MTM	-
-	Channel Cook	1,058 SF	35.77%	-	-	\$21,000	MTM	-
-	John Mcgloughlin	1,000 SF	33.81%	-	-	\$21,000	MTM	-
-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-
Totals		2,958 SF	100.01%	\$0	\$0.00	\$56,400		
Averages		986 SF	33.34%			\$18,800		



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Property Details & Highlights

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- Historic Old Town Cottonwood
- 2,958 SF Building with 3 Units
- Zoned for Light Commercial
- Great Tourism Foot Traffic
- 100% occupancy, All Tenants on Month to Month Leases
- Prime retail investment opportunity
- Taxes and insurance paid for by owner
- Immediate income generation
- Thriving retail market potential
- Established presence in the Cottonwood area
- Updated roof coat and patio area
- Updated building plumbing
- Repainted & resealed all windows
- New heating and cooling units installed



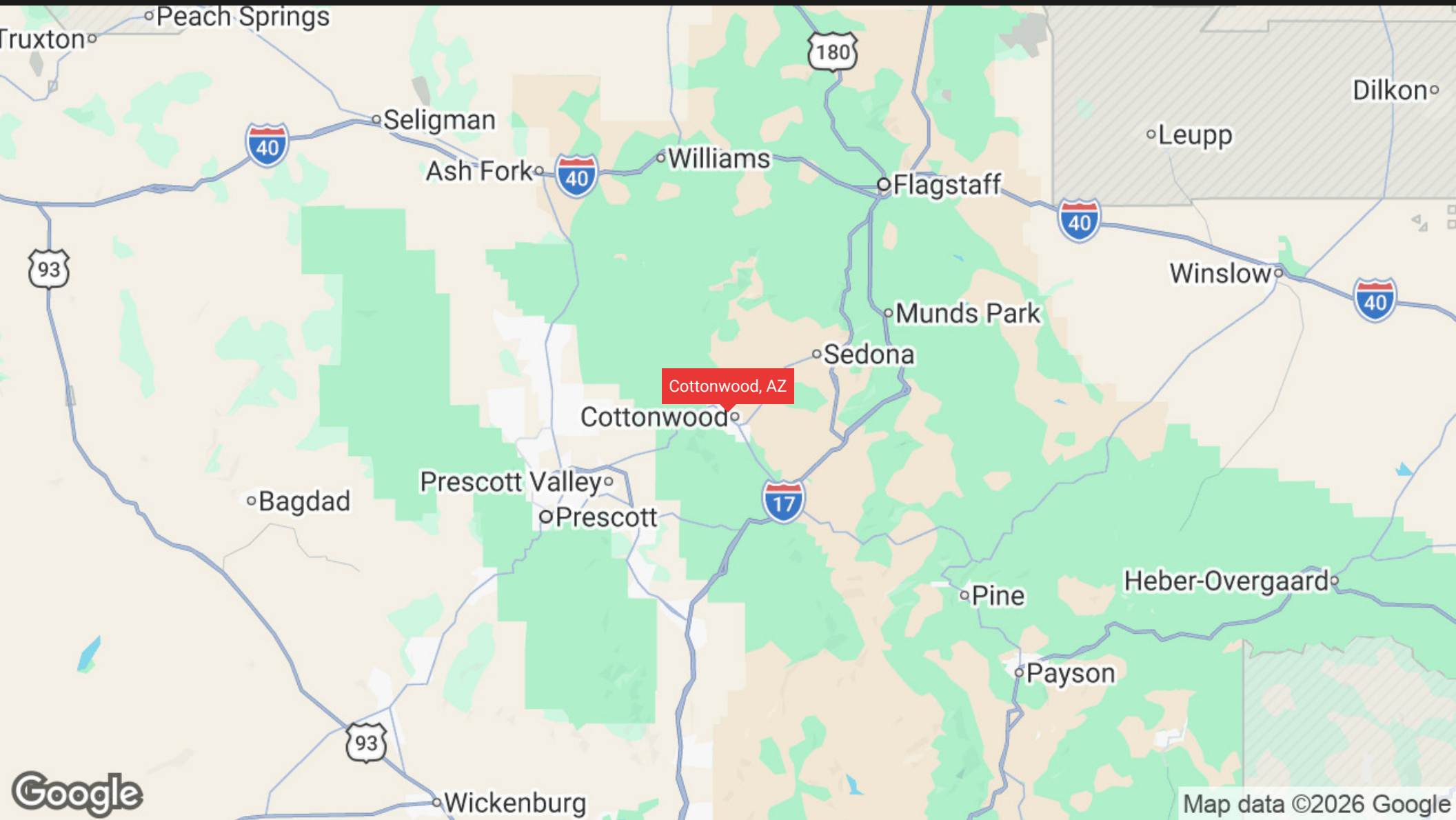
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Regional Map

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Google

Map data ©2026 Google

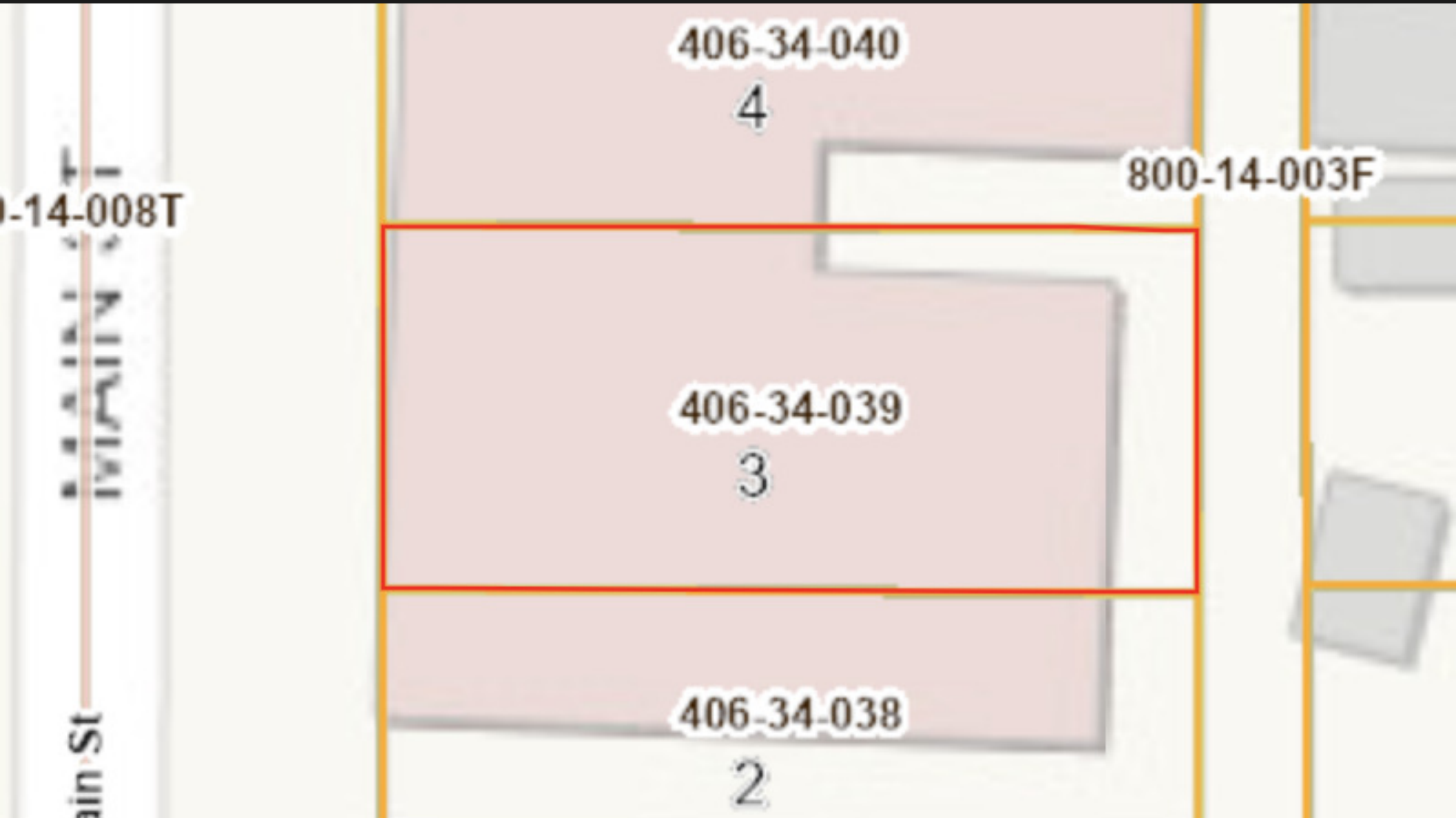


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Parcel Map

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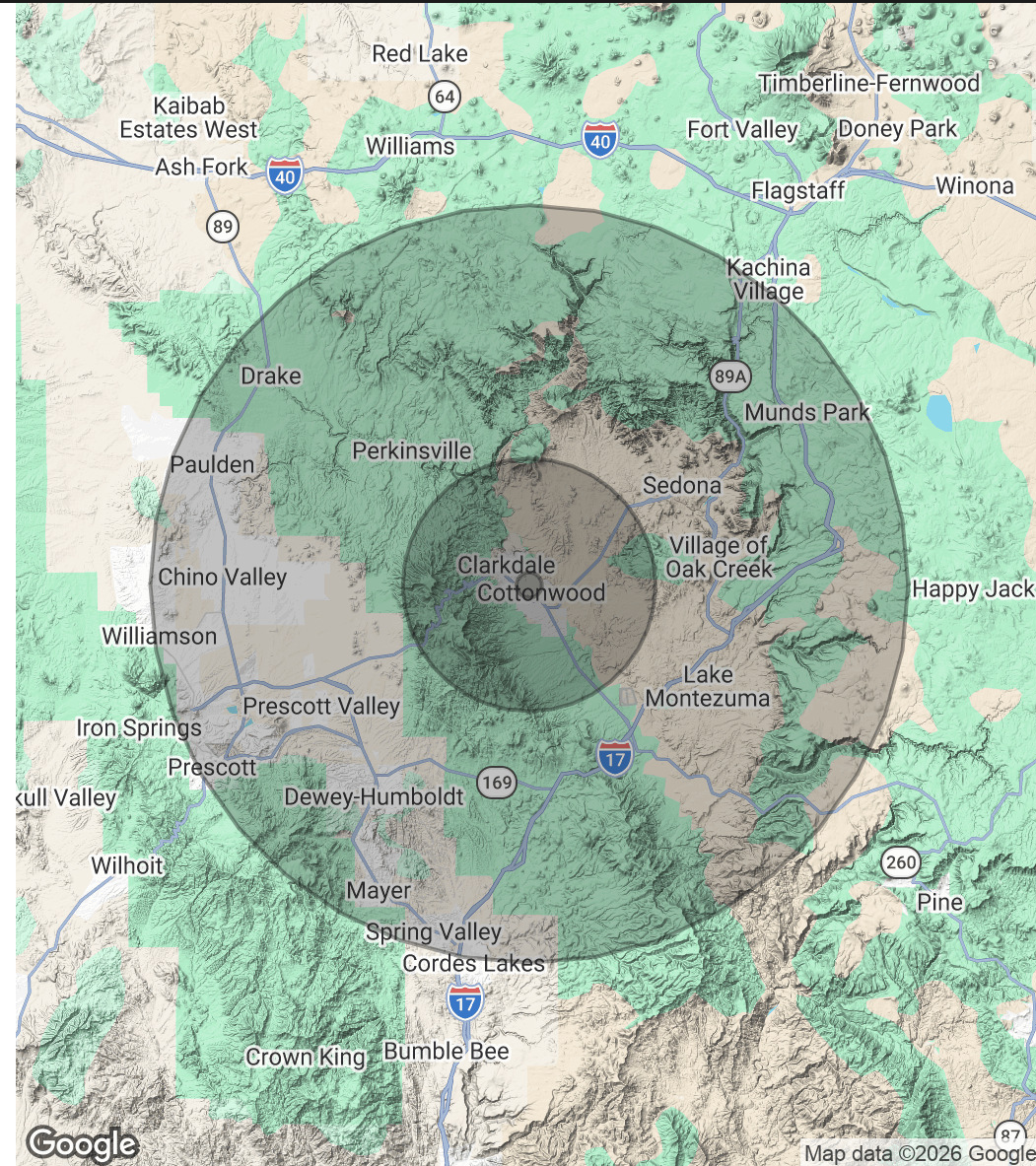
Demographics Map & Report

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Population	1 Mile	10 Miles	30 Miles
Total Population	4,419	27,484	178,669
Average Age	47	48	50
Average Age (Male)	0	0	0
Average Age (Female)	0	0	0

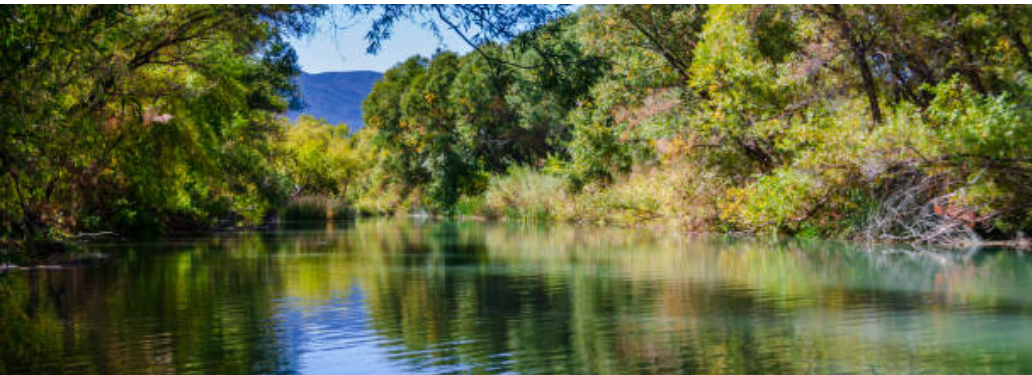
Households & Income	1 Mile	10 Miles	30 Miles
Total Households	2,034	12,074	78,598
# of Persons per HH	2.2	2.3	2.3
Average HH Income	\$60,381	\$71,000	\$83,935
Average House Value	\$367,477	\$377,586	\$466,292

2020 American Community Survey (ACS)



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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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Owner/Agent - da Vinci Realty LLC

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Professional Background

Mark has been an active commercial real estate agent for over thirty 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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