

	6994793Comm/Industry SaleActive	
	Ttl Apx SqFt Bldg: 4,073 Ttl Apx SqFt Land: 33,339 # of Buildings: 3 Stories: 1 Total Parking Spcs: 5 Covered Parking Spcs: 0 Uncvrd Parking Spcs: 5 Year Built: 1996 Zoning: C-2	Subdivision: VERDE PALISADES Tax Municipality: Cottonwood Marketing Name: Planned Cmty Name: Volts/Amps: Type of Property: Hun Block: Map Code/Grid: Census Tract: 2,004

Cross Streets: Directions:

Public Remarks: Located along busy State Route 89A in the heart of Cottonwood, this well established automotive property offers a rare opportunity for an owner operator or investor looking for a fully equipped shop with exceptional visibility and steady traffic. Positioned next door to Discount Tire, the location benefits from a constant flow of vehicle traffic, making it an ideal setting for an automotive service or body shop business. The 4,075 square foot building sits on a generous .76 acre parcel and was originally constructed in 1996. The shop is designed for productivity and efficiency, featuring seven 14 foot roll up doors creating eight service bays, along with multiple vehicle lifts that are included in the sale. A professional automotive paint booth is also part of the offering, allowi

Features	Financial Info	Construction & Utilities	County, Tax and Financing
Building Type: Commercial Interior Features: Private Restrooms Exterior: Storage Yard; Pole Sign; Building Sign; Sidewalk(s); Security Light(s) Building Features: Reception Room Parking Features: Free; Paved; Off Street Loading Facilities: None Ceiling Height: 28.1 Feet or Over Business Type: Automobile	Gross Annual Sch Inc: \$78,000 Adjusted Gross Inc: \$78,000 Other Income: \$0 Operating Exp: \$4,765 Net Operating Income: \$0 Annual Ownr Asoc Fee: \$0 % Vacancy Allowance: 0 Owner Association: No Source of Fincl Data: Owner	Construction: Block; Metal Roofing: Other Floors: Concrete Fencing: Chain Link Heating: Forced Air Cooling: Central Air Gas: Other (See Remarks) Electric: APS; Over 220 Amp; 3 Phase Power Water Source: City Franchise Sewer: Sewer - Public Road Access Type: City Street Road Responsibility: City Maintained Road Environmental: None	County Code: Yavapai Legal Description (Abbrev): VERDE PALISADES SUBD A RECT PCL WHOSE NW COR COMMENCES APPROX 152 .92' E OF THE NW COR OF SAID SUBD AN: 406-05-036-P Lot Number: 2 Town-Range-Section: 15-3E-3 Cty Bk&Pg: Taxes/Yr: \$4,765/2025 Ownership: Fee Simple Total Owed: 0 Equity: \$1,100,000 New Financing: Cash Only Reports/Disclosures: Seller Prop Disc Stm

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 154 / 154 Status Change Date: 03/06/2026	List Price: \$1,100,000	

Showing Service: Aligned Showings
Showing Notification Methods: Showing Service: Aligned Showings; Text
Lockbox Type: Supra

Listed by: Russ Lyon Sotheby's International Realty (lyon23)