

SALE

TIMELESS FLEX MIXED-USE PROPERTY

315 S. Willard Cottonwood, AZ 86326



SALE PRICE

\$950,000



CLICK TO VIEW VIDEO

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.

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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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VIDEO

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.

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
- 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

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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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- 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 outside main structures (Historic Registry Designation); private well; landscaped; rear freight elevator for ADA.

Power	Yes
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PARKING & TRANSPORTATION

Parking Type	Surface
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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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OFFERING SUMMARY

Sale Price:	\$950,000
Building Size:	4,194 SF
Available SF:	
Lot Size:	1.84 Acres
Number of Units:	2
Price / SF:	\$226.51
Renovated:	2024
Zoning:	C-1
Market:	Northern Arizona
Submarket:	Cottonwood Commercial

PROPERTY OVERVIEW

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 in this dynamic market. From a traditional bed and breakfast to a fine dining restaurant with the most beautiful courtyard in the city to an artist gallery to a mixed-use tenancy 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 building – it's a work of art. With sturdy construction, fresh upgrades, and practical floor plans, this asset stands ready to meet the demands of today's market and tomorrow's ambitions. Once you step foot inside this timeless space, you will clearly see that this is a place where history is not merely remembered, but truly lived.

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Landscaping



Main Building



Front entrance



Main Building Front



Courtyard



Sitting room

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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 a licensed agent in 2011. He brings extensive expertise across a wide spectrum of asset types, including multi million dollar retail, office, and industrial sales; commercial and industrial leasing for both Landlord and Tenant representation; mixed use investment opportunities; land acquisitions and dispositions; business sales; and full service commercial property management for both office and retail portfolios.

With a deep understanding of the continually evolving demands of the commercial real estate industry, Darien leverages his lifelong local ties and comprehensive knowledge of the Northern Arizona market to deliver exceptional value to his clients. His long standing presence in the community has enabled him to cultivate a strong network of professional relationships, benefiting clients ranging from small business owners to institutional investors.

Whether securing a lease for a single executive suite or representing the seller of an executive office complex, Darien approaches every transaction with the same level of diligence, integrity, and respect. A proud Flagstaff native, he graduated Summa Cum Laude from Northern Arizona University and brings a blend of academic excellence, community engagement, interpersonal acumen, and seasoned professional experience to every client engagement. His commitment to understanding and fulfilling the unique needs of each client makes him a trusted advisor in all areas of commercial real estate.

EDUCATION

Northern Arizona University
Bachelor of Arts, Summa Cum Laude – International Affairs
Minor in Spanish

MEMBERSHIPS

Northern Arizona Association of Realtors

Northland

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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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