

415 S. MAIN STREET | COTTONWOOD, ARIZONA

Owner-user or Investor Opportunity

Highlights:

- *Income in Place: Suite B leased NNN through July 2027*
- *Seller Financing: Available to qualified buyers*
- *Owner-User Flexibility: Occupy Suite A with tenant income from Suite B*
- *Main Street Location: High visibility with easy access and 30 parking spaces*

KELLY & CALL COMMERCIAL
Real Estate and Business Brokerage

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For Sale:

$1,250,000

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Property Overview

415 S Main Street is an 8,788-square-foot, two-suite commercial building on 0.91 acres along Cottonwood's main thoroughfare. The building includes two office suites, warehouse space, and two loading docks. The property is offered at $1,250,000, and the seller will consider financing with appropriate down payment.

Building Suites

Suite A

- 2,500 square feet, leased at a rate of $12.44/SF/Year NNN. The additional 3,288 square feet is available to lease at a rate of $12.44/SF/Year NNN.

Suite B

- 3,000 square feet, leased to a flooring retailer through July 31, 2027. Base rent is $14.68/SF/Year plus NNN, and the tenant also contributes $519 per month toward operating costs.

Ownership Options

The property supports several ownership strategies.

- An investor can lease Suite A and hold a fully leased building.
- An owner-user can occupy Suite A while Suite B's lease offsets carrying costs, then renew the lease or take over the additional space when it expires.
- A buyer seeking an operating business can acquire the paint store with the building and continue collecting rent from Suite B.

Zoning and Permitted Uses

The property is zoned C-1 Light Commercial, a designation intended for neighborhood sales and services. Permitted uses include retail, personal services such as salons and fitness studios, medical and dental offices, and professional office space. Main Street frontage, warehouse space and two loading docks suit users who need both customer-facing and storage space.



Scottb211 from Gaylord, Michigan, U.S.A., CC BY 2.0 <https://creativecommons.org/licenses/by/2.0>, via Wikimedia Commons

Market Overview

Cottonwood is located in central Arizona's Verde Valley, at an elevation of roughly 3,300 feet along the Verde River in Yavapai County. Known as the "Heart of Arizona Wine Country," the town combines a walkable historic Old Town — lined with tasting rooms, restaurants, and shops — with easy access to the Verde River Greenway, Dead Horse Ranch State Park, and the red-rock scenery of nearby Sedona. Hiking, birding, river recreation, and wine tourism draw both residents and visitors, giving Cottonwood a small-town character paired with a genuinely diversified visitor economy.

Cottonwood serves as the commercial, medical, and retail hub of the Verde Valley, with a city population of roughly 12,500 supporting a broader trade area of 40,000 to 55,000 residents across the surrounding communities of Clarkdale, Camp Verde, Sedona, and Cornville. Positioned along State Highways 89A and 260 near Interstate 17, the town sits about 90 minutes north of Phoenix and an hour south of Flagstaff, making it a natural retail and service center for the region. Cottonwood Airport supports general aviation and adds to the town's regional accessibility.

Yavapai College's Verde Valley Campus, located in nearby Clarkdale, extends associate degree, transfer, and career-technical programs — including a notable viticulture and oenology program tied to the area's growing wine industry — to residents throughout the Verde Valley. Verde Valley Medical Center, one of the region's most respected diagnostic and treatment facilities, is Cottonwood's largest employer and anchors a broader healthcare sector that serves the whole valley.

Cottonwood's economy is diversified across healthcare, retail trade, tourism and hospitality, wine and agriculture, and light manufacturing, giving it a more balanced base than many resort-dependent Arizona towns. This blend of a stable regional trade center with a growing tourism and wine industry provides a well-rounded and resilient customer base for commercial enterprises of every type.



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