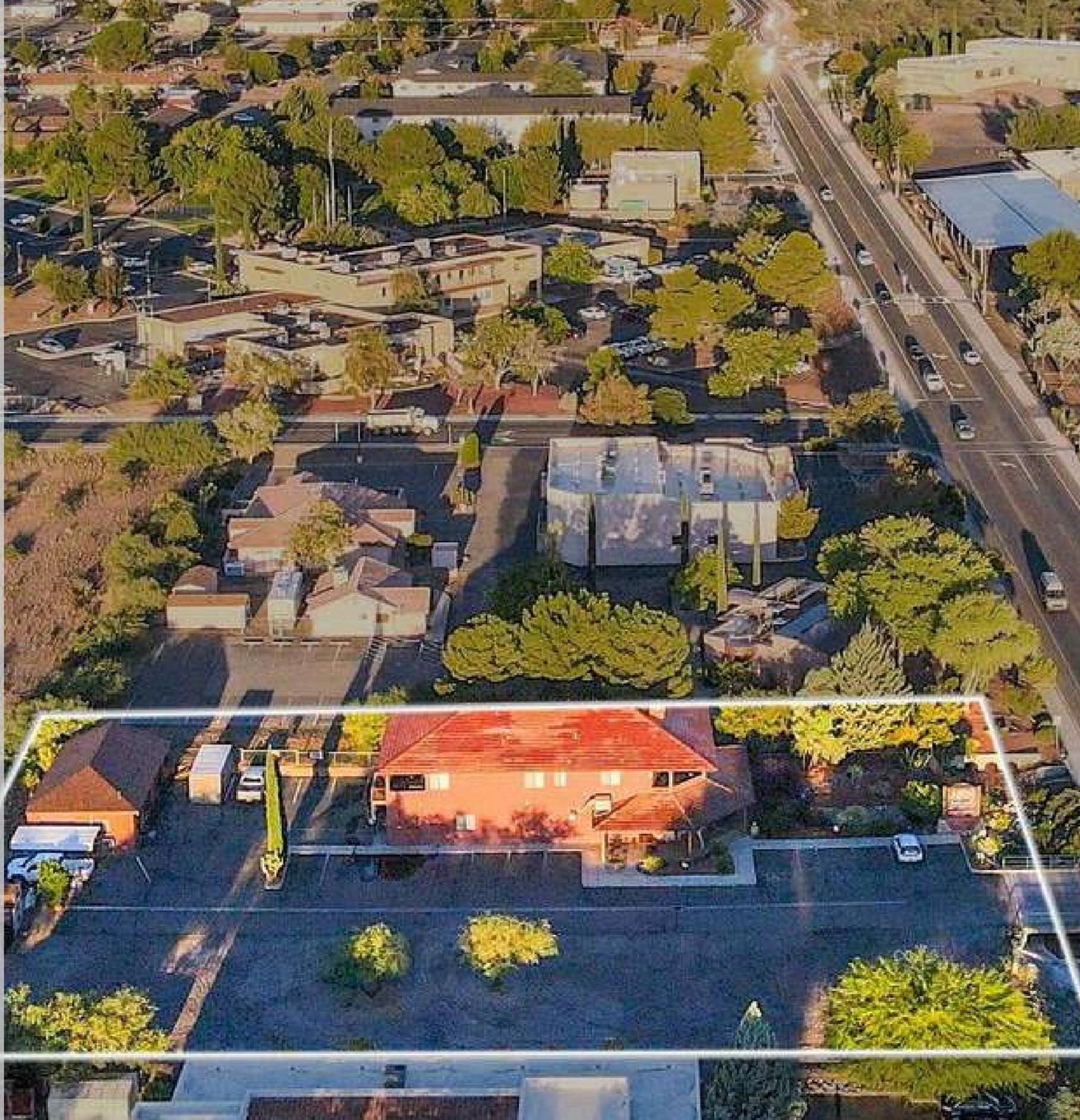


M&M COMMERCIAL - JERONA AT 677 E MINGUS



FOR SALE

RARE, MIXED-USE INVESTMENT
OR OWNER-OPERATOR
OPPORTUNITY

**677 E. MINGUS,
COTTONWOOD, AZ 86326**

+/- 6,500 SF; 2 PARCELS @ ~1 ACRE
RESTAURANT/COFFEE; 2 RESIDENTIAL
APARTMENTS; WAREHOUSE/STORAGE

OFFERED @ \$1,250,000



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[COMPANY WEBSITE](#)



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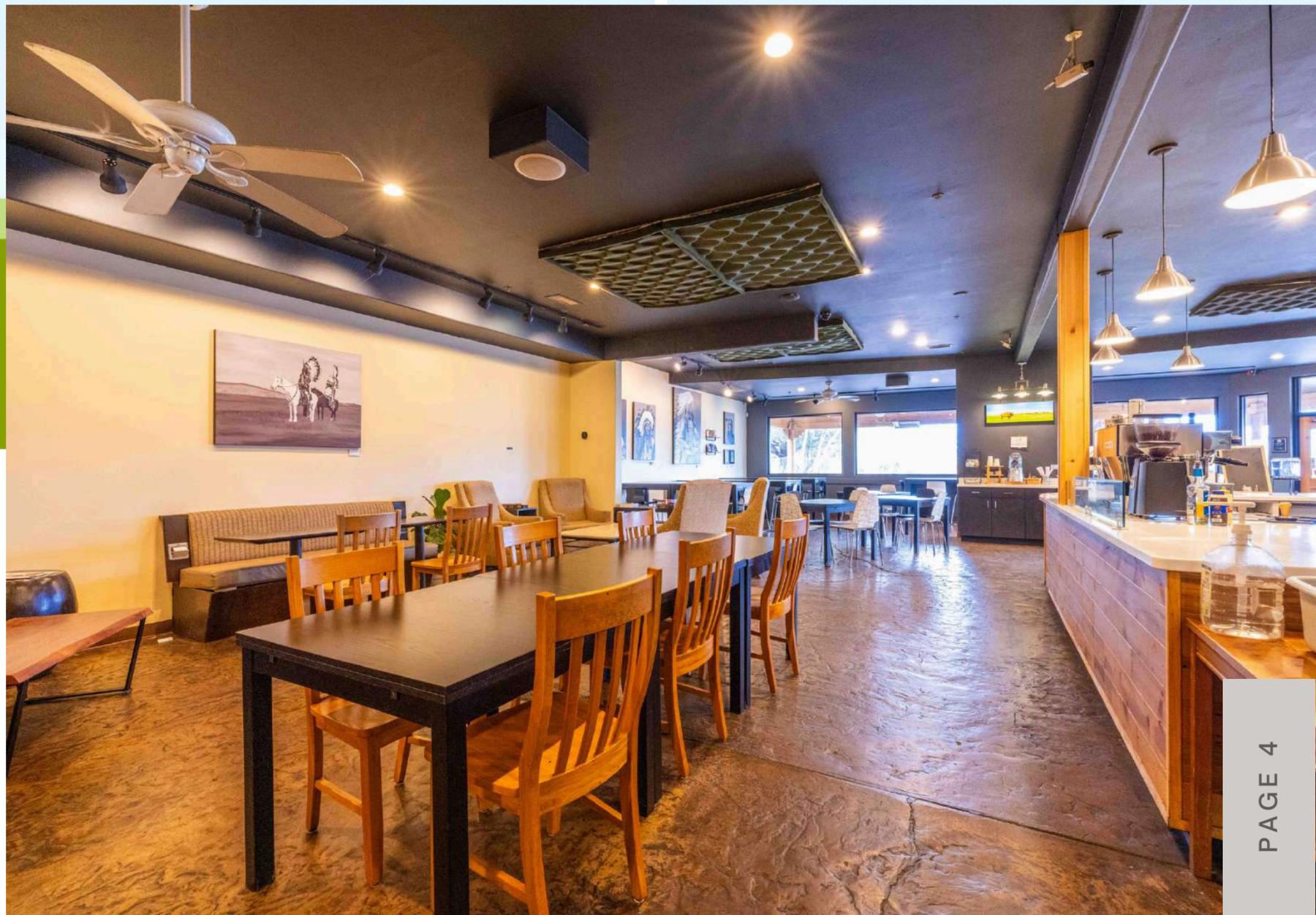
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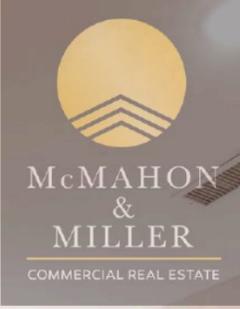
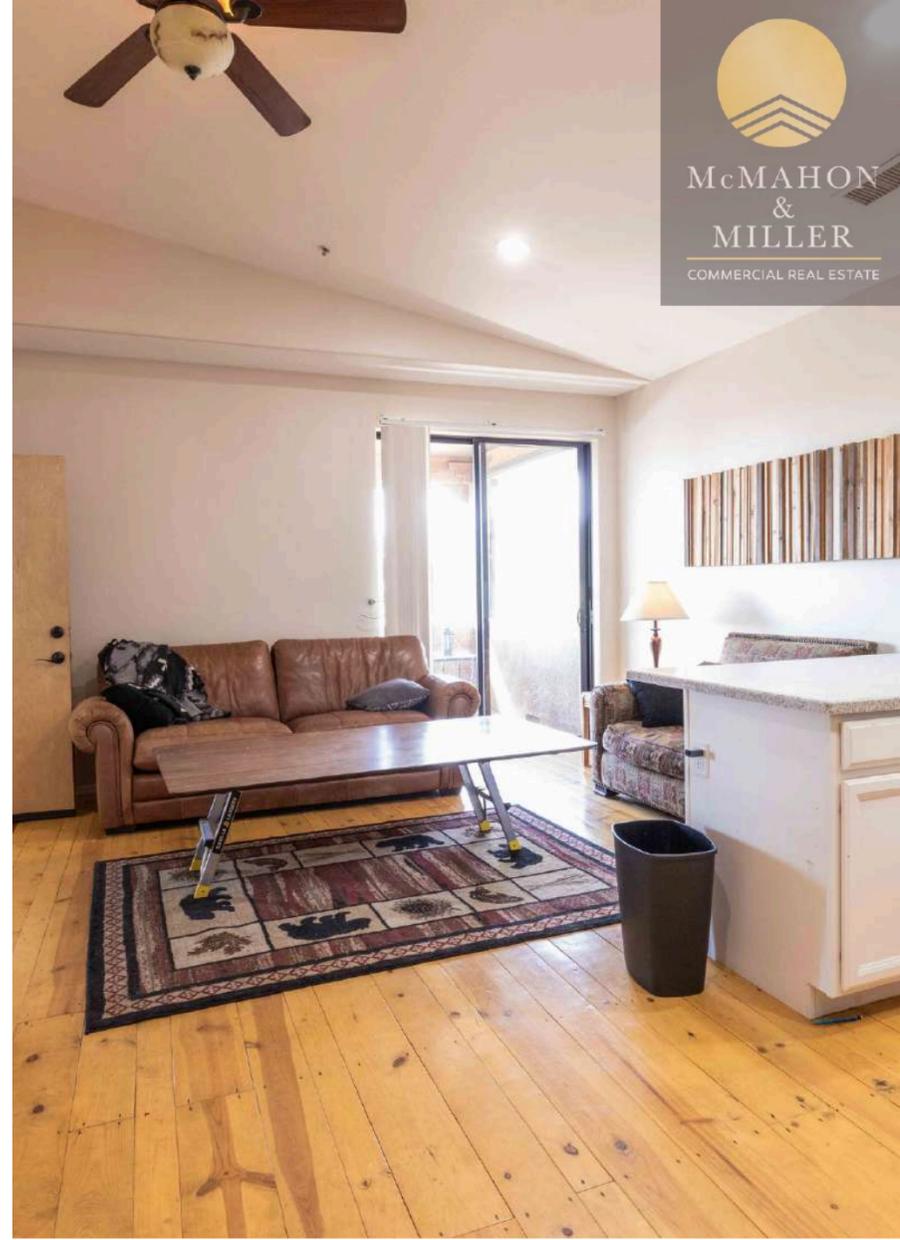
RESTAURANT EXTERIORS



RESTAURANT INTERIORS



APARTMENT PHOTOS



SITE



MAIN ST. COTTONWOOD
2 MINUTES

JEROME
10 MINUTES NORTH EAST

SEDONA
25 MINUTES WEST



Lux Verde Hotel
From \$94/night
on Hotels.com



**Dairy Queen
Grill & Chill**
Dairy Queen®
near you

MAIN ST.



Sonic Drive-In
Limited Time
\$6 Smasher Meal



McMAHON
&
MILLER
COMMERCIAL REAL ESTATE

AERIAL PHOTO



LUX VERDE HOTEL

Hampton by Hilton

TSC TRACTOR SUPPLY CO.

VERDE VALLEY MEDICAL

REC CENTER

CITY OF COTTONWOOD

BELFRY BREWERY

MAIN ST.

Dr Vines vineyard

Developing Commercial Corridor – Highway 89A, Cottonwood to Clarkdale, Arizona

The commercial corridor along Highway 89A between Cottonwood and Clarkdale 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.

Clarkdale: A Growing Gateway Community

- Population Growth: Clarkdale's population has grown to nearly 5,000, with projections indicating continued residential and commercial expansion.
- Commercial Focus: Recent growth has included boutique retail, small businesses, and tourist-focused enterprises. Plans for mixed-use developments promise to bring additional services and amenities.
- Tourism Influence: The town is a hub for outdoor recreation, attracting visitors with river rafting, hiking, and heritage sites, all of which support its growing commercial base.

Highway 89A: A Vital Link

- Strategic Location: Positioned between Sedona and Prescott, 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.

OFFERING SUMMARY

OFFERING PRICE \$1,250,000
 HIGHEST & BEST USE RESTAURANT/RESIDENTIAL RENTAL
 ADDRESS 677 E. MINGUS AVE.

+/- 6,500 SF

BUILDING

2005

BUILT

C-1

ZONING - LINK

0.48 +0.48 (2 parcels)

LOT SIZE

2

LEVELS

TOP FLOOR:
 STE A: 1BD / 1BA 834 SF
 STE B: 2BD / 1 BA 1498 SF

COFFEE/RESTAURANT::
 3,169 SF

19+ overfill

PARKING STALLS

2011, 2015, 2020

REMODEL

CLASS 'B'

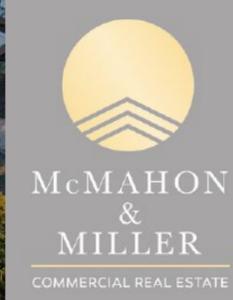
CONDITION

2

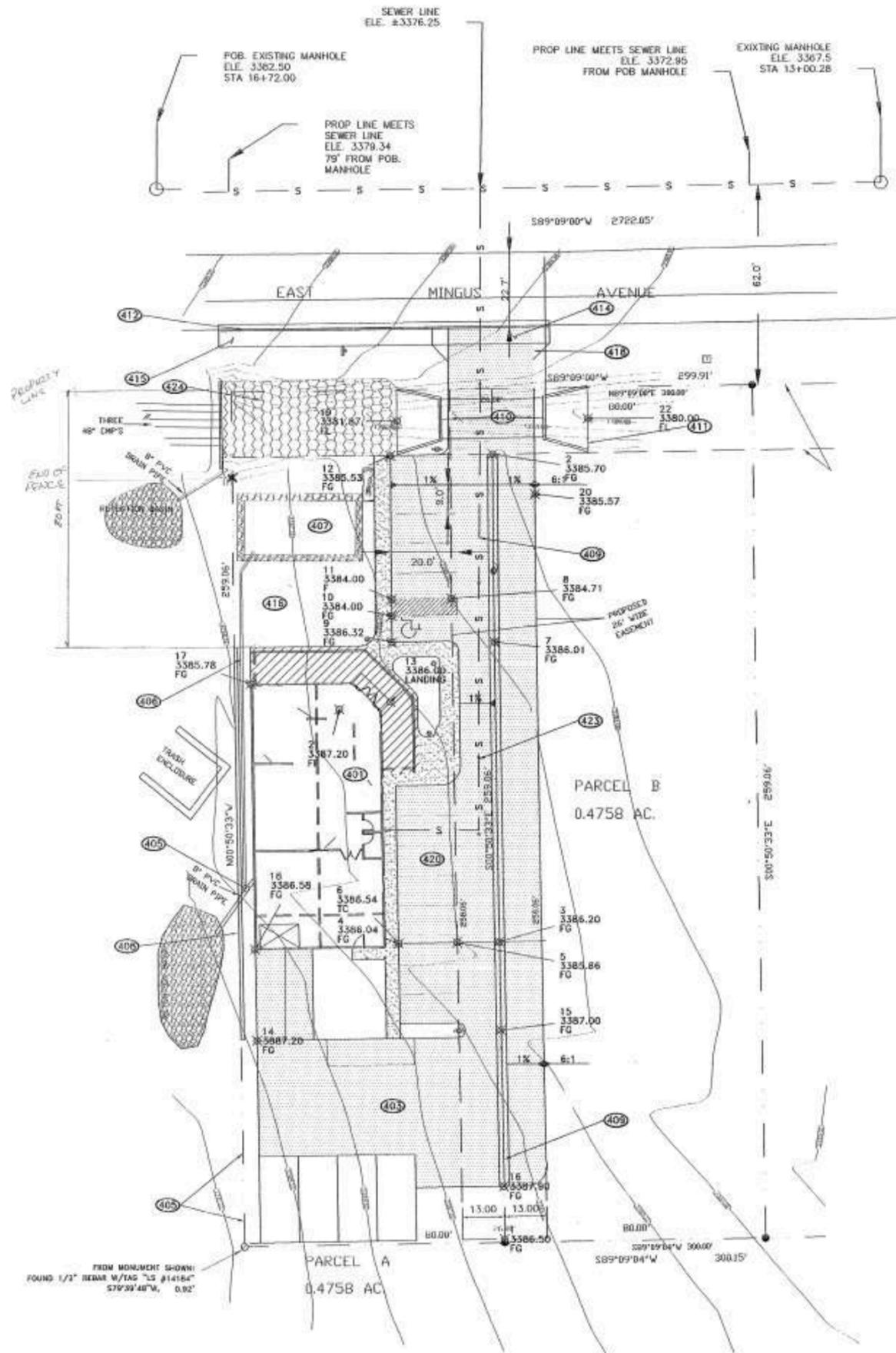
BUILDINGS

MAIN:
 5,501 SF

GARAGE/STORAGE/WAREHOUSE
 1,092 SF



SURVEY



BUILDING IMPROVEMENTS:

APT A

NEW UPDATED BATHROOM
 LAUNDRY ROOM ADDED W/NEW WASHER/DRYER AND HOT WATER HEATER
 NEW AND ADDED FURNACE AND AIR CONDITIONING SERVICE TO SERVE ONLY
 ENTIRELY NEW KITCHEN
 ELECTRIC FIREPLACE ADDED

APT B

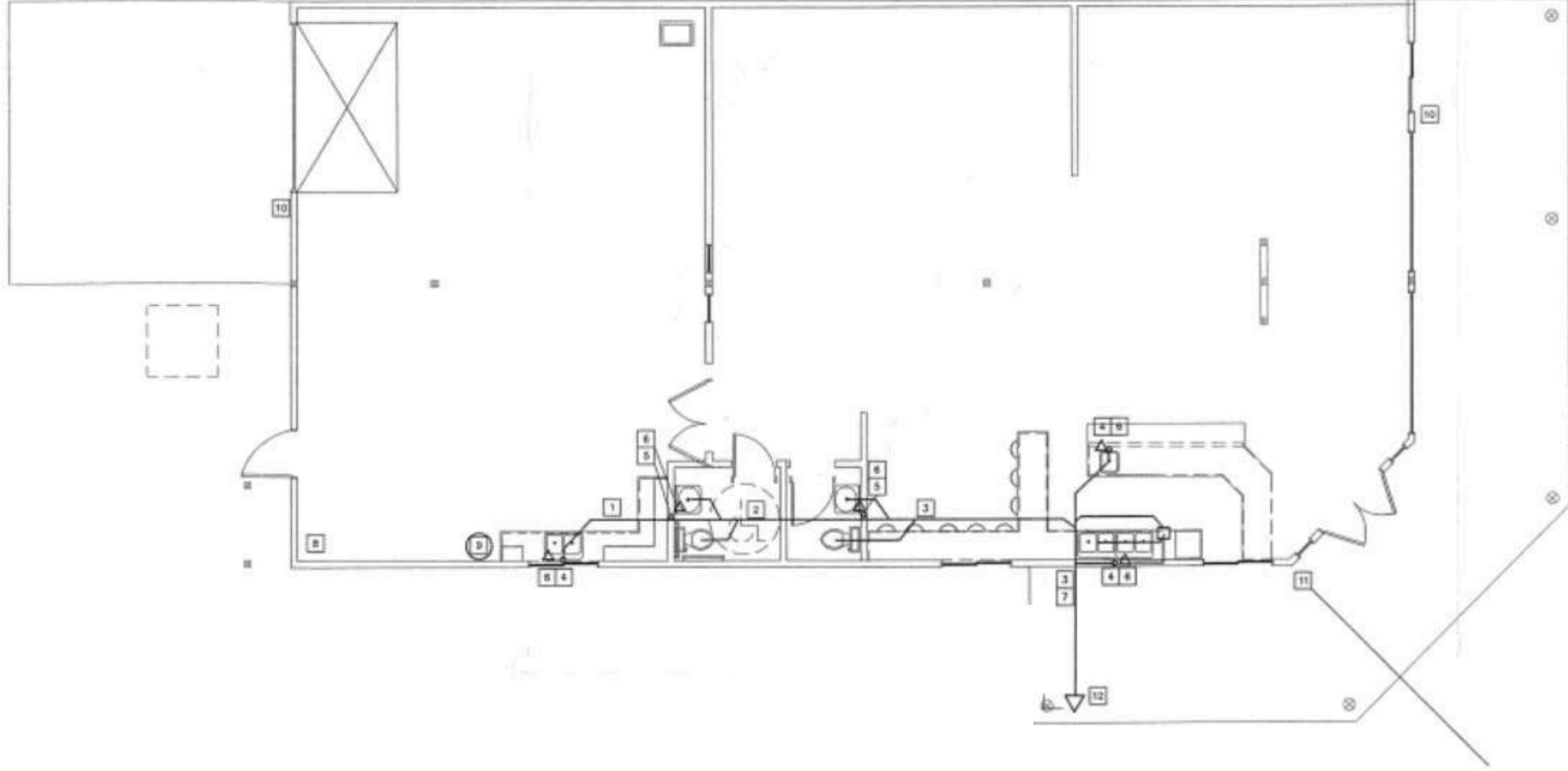
COMPLETELY NEW BATHROOM
 KITCHEN HOOD VENT ADDED

IMPACT TO BOTH APT A&B
 NEW CARPET THROUGHOUT
 NEW PINE WOOD FLOORING THROUGHOUT
 NEW PAINT THROUGHOUT INDOORS
 REAR PATIO PRIVACY WALL ADDED

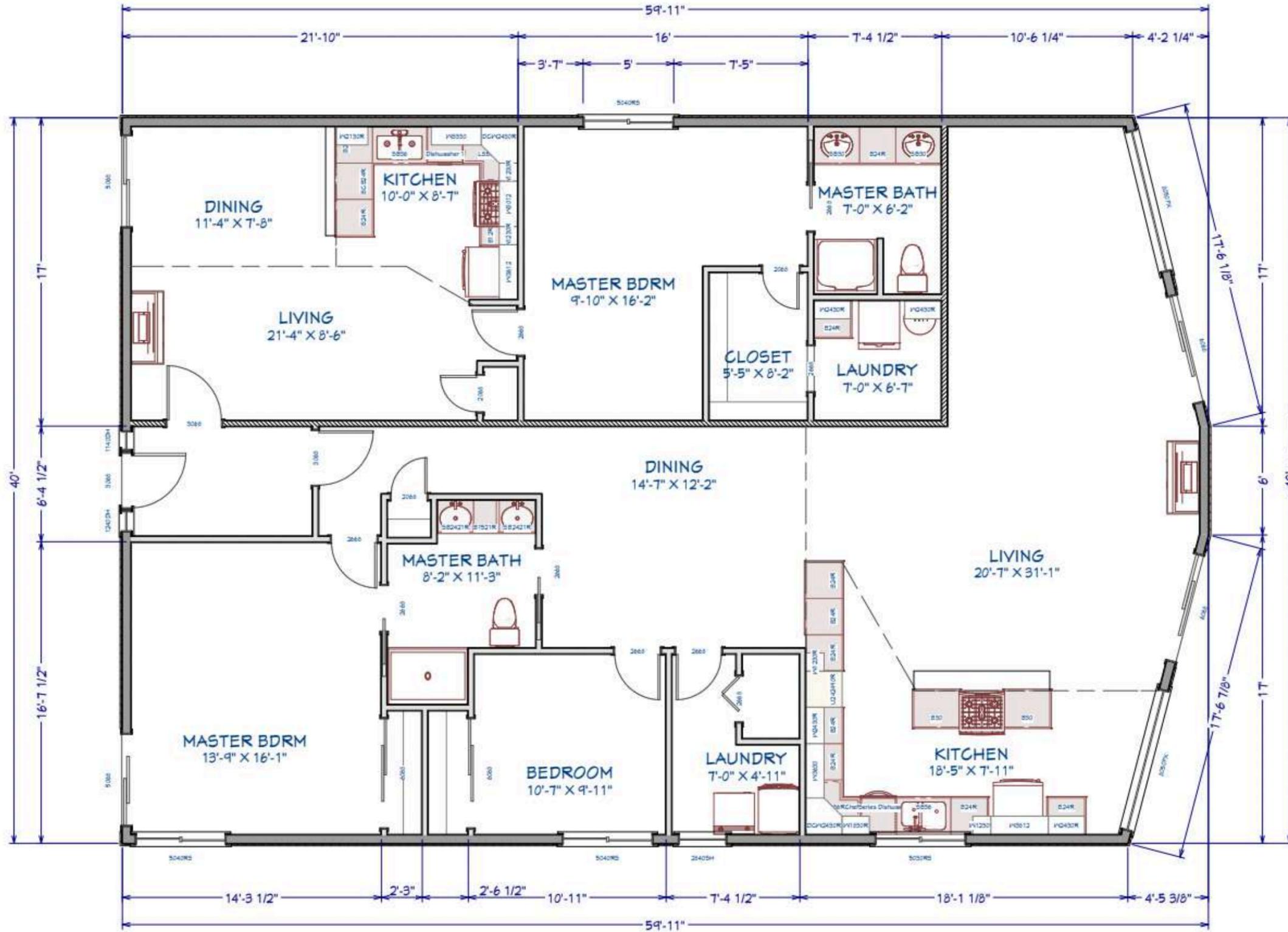
OVERALL

PARKING LOT STRIPING
 NEW DUMPSTER ENCLOSURE SUPPORTING BOTH BUSINESSES AND RESIDENCES
 FRESHLY PAINTED EXTERIOR
 NEW HEAT AND AIR CONDITIONING MECHANICALS (2 FURNACE & 2 AIR COND. UNITS) THAT SUPPORT LOWER LEVEL RENTAL SPACE
 NEW GARAGE ROOF
 APT A FRONT PATIO, NORTH SIDE OF RESIDENCE, RESURFACED
 NEW HOT WATER HEATER
 NEW WATER SOFTENER
 NEW SECURITY SYSTEM THROUGHOUT PROPERTY-COVERS LL RESTAURANT, UPSTAIRS APARTMENTS AND GARAGE
 NEW MINI SPLITS FOR AIR AND HEATING IN GARAGE

RESTAURANT FLOORPLAN



APARTMENT FLOORPLAN



NEW CONSTRUCTION
CONFORMS TO:
2018 IBC
2018 IRC
2018 IPC
2018 IMC
2017 NEC

LIVING AREA 2323 SQ FT
SUITE A 834 SQ FT LIVING AREA
SUITE B 1489 SQ FT LIVING AREA
PARTY WALL BETWEEN SUITES

PROPERTY DESCRIPTION

677 E. Mingus Avenue is a well-located commercial property positioned along one of Cottonwood's primary retail and commuter corridors, benefiting from approximately 20,000 vehicles per day (ADT) along Mingus Avenue. The property offers strong visibility, easy access, and proximity to established national and local businesses serving the greater Verde Valley trade area.

The site features a functional layout with on-site parking and efficient ingress/egress, supporting a wide range of commercial uses including retail, office, medical, or service-oriented occupancy. Surrounded by dense residential neighborhoods and key commercial amenities, the property is well positioned to capture consistent consumer traffic and long-term demand. This offering presents an attractive opportunity for investors or owner-users seeking exposure to a growing Northern Arizona market.

ALLOWABLE USES

- Retail sales uses (on-site sales only)
- Commercial art galleries
- Restaurants and cafés (no drive-through windows permitted)
- Business offices, banks, and similar service offices
- Custom service and craft shops (e.g., barber, beauty, tailor, photo, cleaning pickup, key, small appliance repair)
- Laundrettes (limited machine capacity)
- Dancing, art, music and business schools (without public performances)
- Automotive service stations (subject to additional provisions)
- Parking facilities (with limits on truck parking)
- Bed & Breakfast / Country Inns (as defined in city code)
- Hotel, motel, resort uses
- Lodging and timeshare uses
- Religious institutions
- Outside accessory patios (meeting applicable codes)
- Retail propane dispensing stations (as accessory to allowed retail



CONTACT INFORMATION

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