



FOR SALE

**SHELL FUEL & C-STORE
BUSINESS & REAL ESTATE
(MULTI-TENANT)**

**1220 S EASTERN DR, CORNVILLE,
ARIZONA 86325**

OFFERED @ \$3,958,000 / 12.0% CAP



LISTING TEAM
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COMPANY WEBSITE

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Value add opp.

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C-STORE

APARTMENT

VETERINARIAN

G'S
BURGERS



2.52 acres

EASTERN DRIVE

CORNVILLE RD (MAIN RD)



PHOTOS



CORNVILLE, AZ

Nestled in the heart of Arizona’s picturesque Verde Valley, Cornville, AZ is a quietly magical place – a hidden gem where river, vine, mountain, and community converge. With its relaxed pace, rich natural beauty, and close proximity to many of northern Arizona’s top attractions, Cornville offers a rare blend of serenity and access.

A Glimpse into Cornville

Cornville is an unincorporated community in Yavapai County, defined as a census-designated place that includes the areas of Cornville and Page Springs. With elevations around 3,500 feet, Cornville enjoys more moderate summer temperatures and a refreshing contrast to the heat of lower-elevation desert regions. Its population hovers in the few-thousands, lending a strong sense of close-knit community.

Though small, Cornville plays a special role in the region: it forms part of the Verde Valley wine country, sits along the banks of Oak Creek (a tributary of the Verde River), and acts as a restful base from which to explore Sedona, Cottonwood, Jerome, and more.

What Makes Cornville Stand Out

Wine, Vineyards & the Wine Trail

Cornville and Page Springs are at the heart of Arizona’s wine revival. Grape vines cling to hillsides near stream banks, and several wineries invite visitors to taste, tour, or simply linger among the vineyards.

- **Page Springs Cellars** is perhaps the best-known name, producing Rhône-style blends and welcoming visitors year-round.
- **Oak Creek Vineyards & Winery** and **Javelina Leap Vineyard & Winery** are local favorites.
- **Cove Mesa Vineyard, D.A. Ranch**, and smaller boutique operations further enrich the wine scene.

The Verde Valley Wine Trail threads through the region, connecting Cornville to nearby wine towns like Sedona and Jerome.

Creekside Peace & Outdoor Delights

Cornville follows Oak Creek’s gentle meander as it exits the canyon downstream of Sedona. Along the creek, there are opportunities for quiet strolls, creekside picnics, birdwatching, or simply listening to the flow of water through cottonwoods and sycamores.

Nearby attractions include:

- **Page Springs Fish Hatchery**, with its creekside paths and ecological interest.
- **Lo Lo Mai Springs Campground** offers a base for connecting with nature.
- **Windmill Park** in Cornville gives a shady, grassy park setting beside Oak Creek—great for relaxing without the crowds.
- **Horsin’ Around Adventures** leads guided horseback trails through the wine-country and canyon landscapes.

Essential Businesses & Local Flavor

For a town of its size, Cornville supports several unique, locally rooted businesses that speak to its character.

- Garrison Glass Studio creates custom stained and leaded glass, wine-bottle art, and architectural glass pieces.
- Verde Solar Power is based in Cornville and provides solar design, installation, and service throughout the Verde Valley.
- Wood Accents is a craftsman shop doing custom cabinetry, furniture, and woodworking.

In hospitality and dining, local favorites include:

- Up The Creek Bistro & Wine Bar – stylish bistro and wine bar near Page Springs.
- The Manzanita Restaurant – known for German, wild game, and regional fare.
- Harry’s Hideaway Restaurant and Old Corral Bar also serve as community gathering spots.
- Wellness & service spots: Cowboys & Angels Spa & Salon on E. Cornville Rd, Northern AZ Therapeutic Massage, and Old Corral Bar for casual evenings out.
- The Cornville Community Association (a nonprofit) supports local programs, cleanups, and cultural events.

Cornville also hosts Windmill Park Farmers Market (March through December), a vibrant weekly gathering of local producers and makers.

Location & Proximity to Surrounding Highlights

One of Cornville’s greatest strengths is how many wonders lie within an easy drive.

- **Sedona** lies about 10 miles to the north, offering red-rock vistas, art galleries, vortex sites, hiking trails, and vibrant tourism amenities.
- **Cottonwood**, just a few miles west, is a hub of arts, shopping, restaurants, and the historic Old Town.
- **Jerome**, the “ghost town turned artist haven,” is a short scenic drive away.
- **Clarkdale** and the Verde Canyon Railroad lie nearby for scenic rail excursions.
- **Montezuma Castle National Monument** is an easy day trip to the south.
- For gaming or more distant regional options, **Cliff Castle Casino** (near Camp Verde) is reachable via Interstate 17.

Because Cornville lies along Oak Creek just downstream of the Sedona area, it gets the benefits of Sedona’s grandeur without the full brunt of tourism traffic.

Why People Love Living or Staying in Cornville

- Tranquility & Scenic Setting: Quiet evenings by the creek, starry skies, and gentle landscapes that soothe the spirit.
- Strong Community Feeling: Locals often cite friendliness, dog-friendly areas, and genuine neighborliness.
- Access without Sacrifice: You can be in Sedona in minutes, yet return home to peace and lower congestion.
- Rich Agrarian Heritage & Local Produce: Vineyards, farms, fresh produce, and artisan goods abound.
- Outdoor Recreation at Your Doorstep: Hiking, creek walks, fishing, horseback rides, and wine trails are all easy to access.
- Moderate Climate: The elevation tempers extremes, making summers more comfortable than the low deserts.

OFFERING SUMMARY - SHELL

ADDRESS 1220 S. EASTERN DRIVE, CORNVILLE, AZ
PRICE W/FUEL & C-STORE BUSINESS \$3,958,000 / 12% CAP RATE

9,448 SF

BUILDING

1,120 SF

FUEL ISLAND/CANOPY

C2-10

ZONING - LINK

2.52 AC

ACRES

7,595

ADOT 2023 VPD

2013

BUILT

100%

OCCUPANCY

4

TENANTS

\$475,000

T-12 NOI

CORNVILLE RD

FRONTAGE (MAIN ROAD)

PROPERTY DESCRIPTION

Rare opportunity to own a highly profitable fuel and c-store business w/multi-tenant real estate on large parcel with prime frontage. EXCESS LAND ON THE SOUTH & WEST SIDE OF SITE IDEAL FOR DEVELOPMENT (MINI-STORAGE)

****1 of 2 fuel stations in town (other is Marathon 1 mi west and is owned by same entity & also available for purchase)**

DD MATERIAL AVAILABLE

FINANCIALS AVAILABLE FROM SELLER W/SIGNED NDA
PHASE 1 ENVIRONMENTAL (AUGUST 2025)

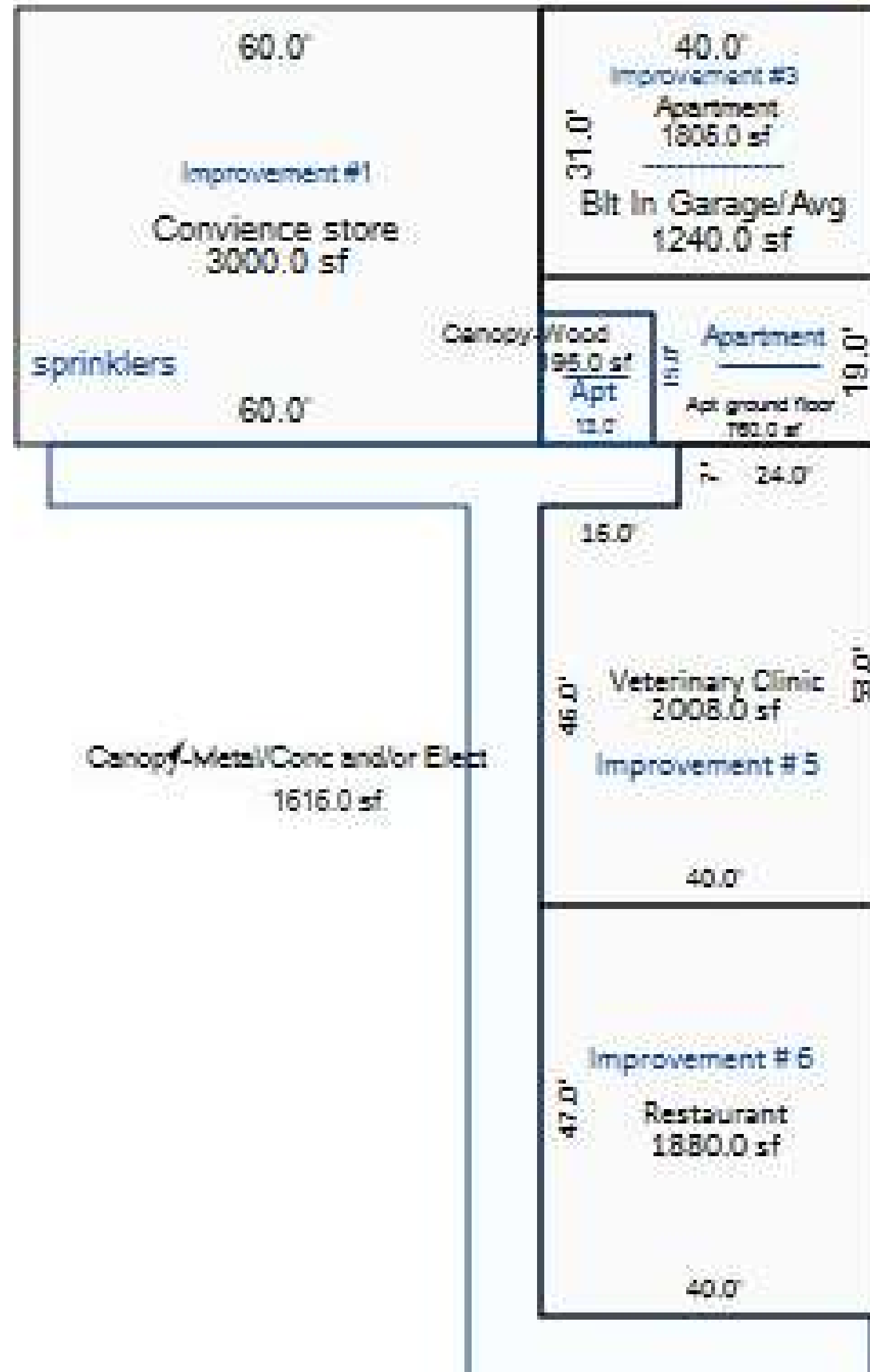
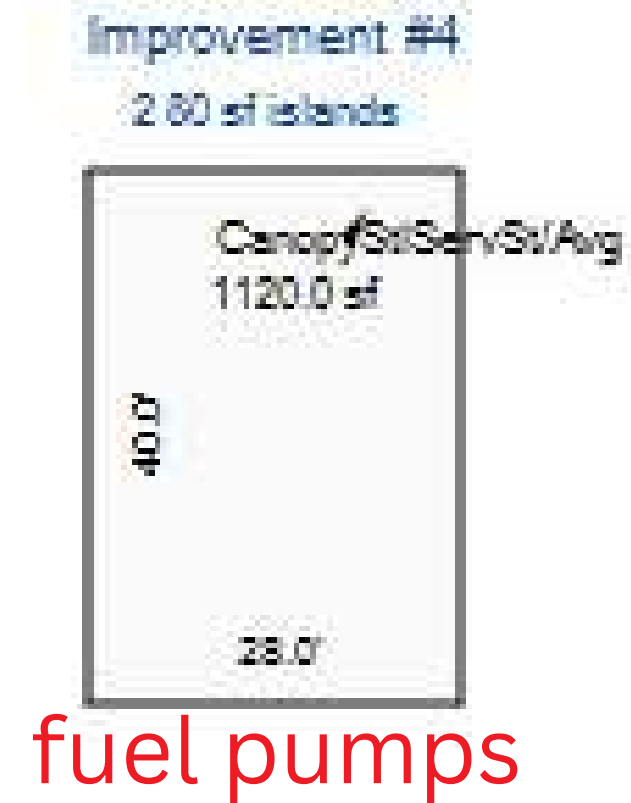


AERIAL



SITE PLAN

10' average wall ht



removed Imp 2 Office changed to part of Imp 3
apt and garage owner use only

- Improvement #4
Yard Improvements
- Trash Enclosure 1
Curbing 750 LF
Concrete 2100 sf
Asphalt 42,000 sf

VALUE ADD OPPORTUNITIES

VALUE ADD OPPORTUNITIES

EXCESS LAND	IDEAL BACK LOT BEHIND BUILDING FOR MINI-STORAGE OR RENT FOR LOT STORAGE
RENT	RENTAL RATES AT OR BELOW MARKET
LIVE-WORK	APARTMENT ON-SITE FOR OWNER-OPERATOR OR ON-SITE MANAGER
MONOPOLY	BUY BOTH SITES OWNED BY SELLER (ONLY TWO GAS STATIONS IN CORNVILLE)
PARKING LOT	RENT OUT PARKING LOT FOR FARMERS MARKETS/SPECIAL EVENTS
EXTERIOR	SPRUCE UP EXTERIOR & PARKING LOT & ADD LANDSCAPING

CORNVILLE AZ

Location

- 15 min south of Sedona
- 10 min east of Cottonwood
- 45 min south of Flagstaff
- 2 hours north of Phoenix
- 2 hours south of Grand Canyon

Airports

- Phoenix Sky Harbor (90 miles)
- Flagstaff Pulliam (40 miles)
- Sedona Airport (15 miles)
- Cottonwood Airport (20 miles)

Activities

- 300+ recreational trails
- Sits near of 1.8 million acres of national forest
- Oak Creek, golf, restaurants, and shopping

Major Employers

- Enchantment Resorts: 570+
- L'Auberge De Sedona: 240+
- Hilton Resort: 197+
- Pink Jeep Tours: 170+

CONTACT INFORMATION

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