

M&M COMMERCIAL - 1050 S. PAGE SPRINGS RD

# FOR SALE

VALUE-ADD INVESTMENT OR  
OWNER-OPERATOR  
OPPORTUNITY

**1050 S. PAGE SPRINGS RD,  
CORNVILLE, AZ 86325**

+/- 4,500 SF; ~.5 ACRES; 28 PARKING; 5  
COMMERCIAL SUITES; GARAGE DOOR;  
FENCED YARD

**OFFERED @ \$725,000**



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[COMPANY WEBSITE](#)



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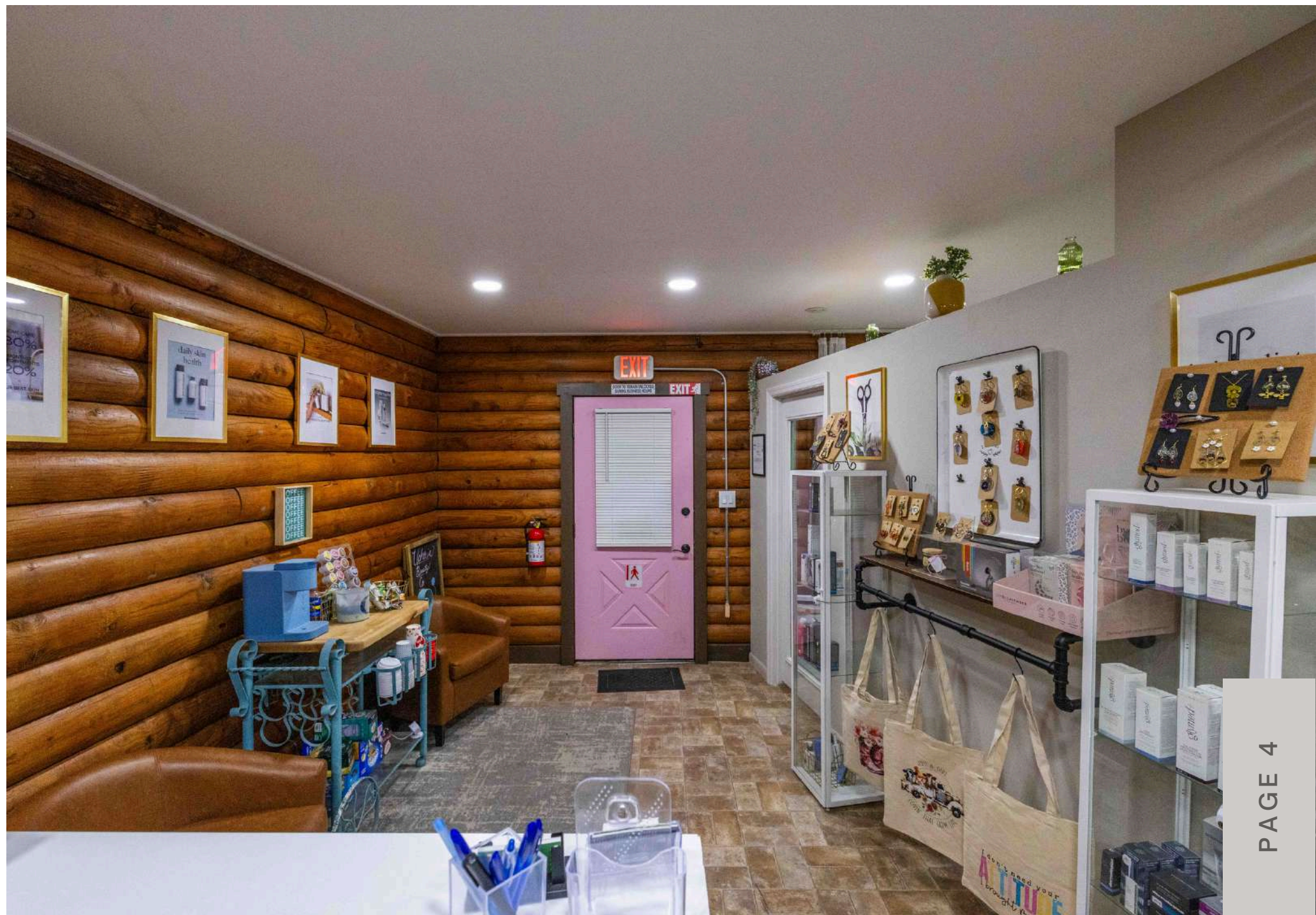


# EXTERIORS



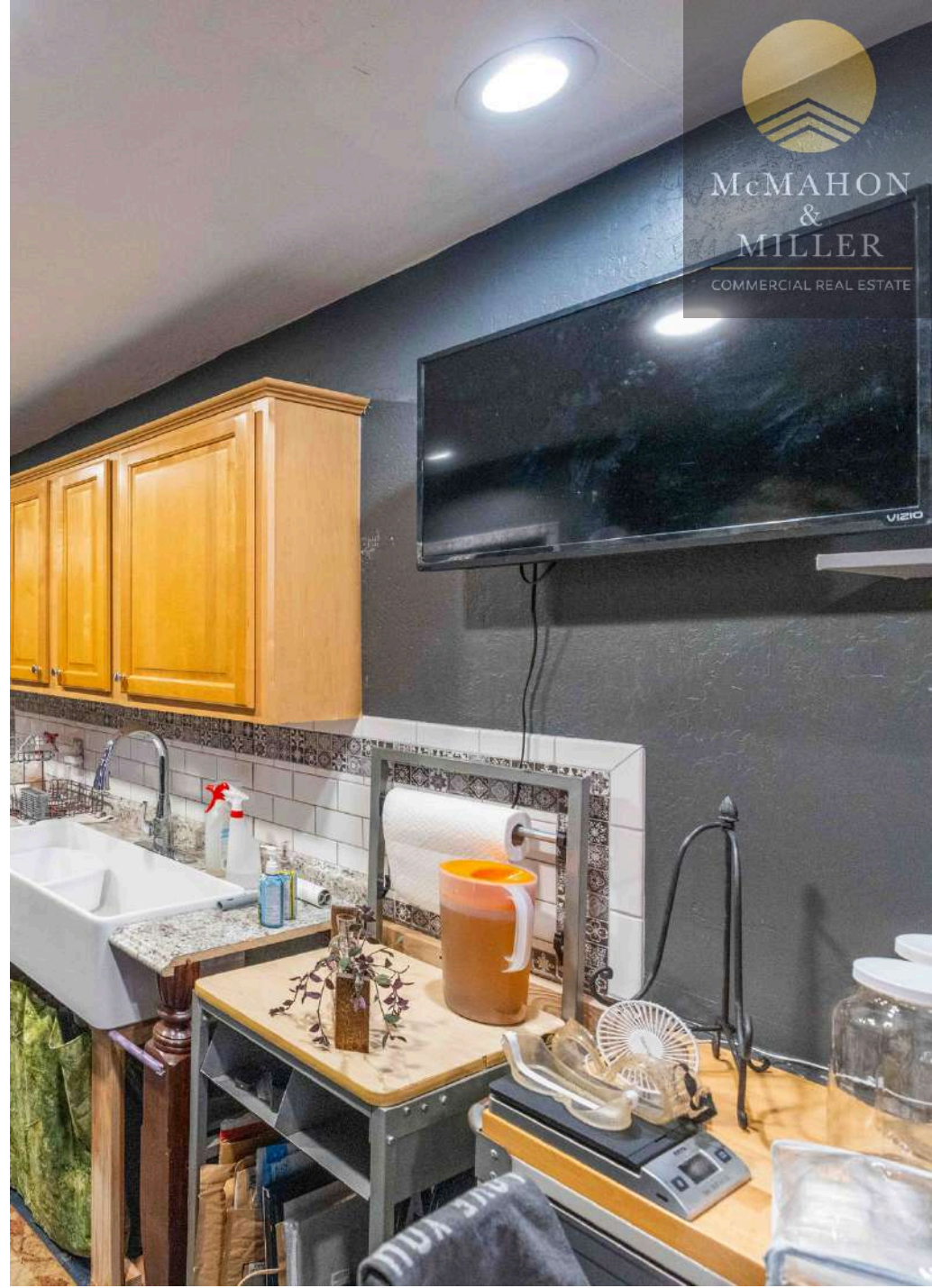


# INTERIORS





# INTERIORS CONT.





# OFFERING SUMMARY

|                    |                               |
|--------------------|-------------------------------|
| OFFERING PRICE     | \$725,000                     |
| HIGHEST & BEST USE | OWNER-OPERATOR                |
| ADDRESS            | <u>1050 S PAGE SPRINGS RD</u> |

**4,536 SF**

BUILDING

**1981/2024**

BUILT / REMODEL

**C1-10**

ZONING - [LINK](#)

**0.5 acres**

LOT SIZE

**74% (4/5 Suites)**

OCCUPANCY

**28+ overfill**

PARKING STALLS

**2011, 2015, 2020**

REMODEL, PERMITS AVAIL.

**CLASS ‘C’**

CONDITION

**1**

BUILDINGS

**Registered**

WELL





## PROPERTY SUMMARY

11050 S. Page Springs Road offers investors and owner-users the opportunity to acquire a flexible, multi-tenant commercial property in Cornville's Page Springs corridor. The approximately 4,536-square-foot building is situated on a half-acre corner parcel and features five commercial suites, approximately 28 parking spaces, dual-street frontage and a substantial history of recent capital improvements. Four suites are reported leased, while an approximately 1,600-square-foot partially remodeled suite provides immediate value-add, lease-up or owner-occupancy potential.

Recent upgrades include a new roof, expanded electrical capacity, new HVAC and mini-split systems, plumbing reconfiguration, flooring, accessible parking, drainage improvements, a rear patio and other building and site enhancements. Located within Northern Arizona's established wine-country destination, the property benefits from proximity to vineyards, tasting rooms, restaurants, recreation and the broader Verde Valley visitor economy.

With existing tenancy, flexible commercial zoning and a defined path to completing the remaining suite, 1050 S. Page Springs Road represents a distinctive opportunity to acquire an improved neighborhood commercial asset with both current income and future upside.

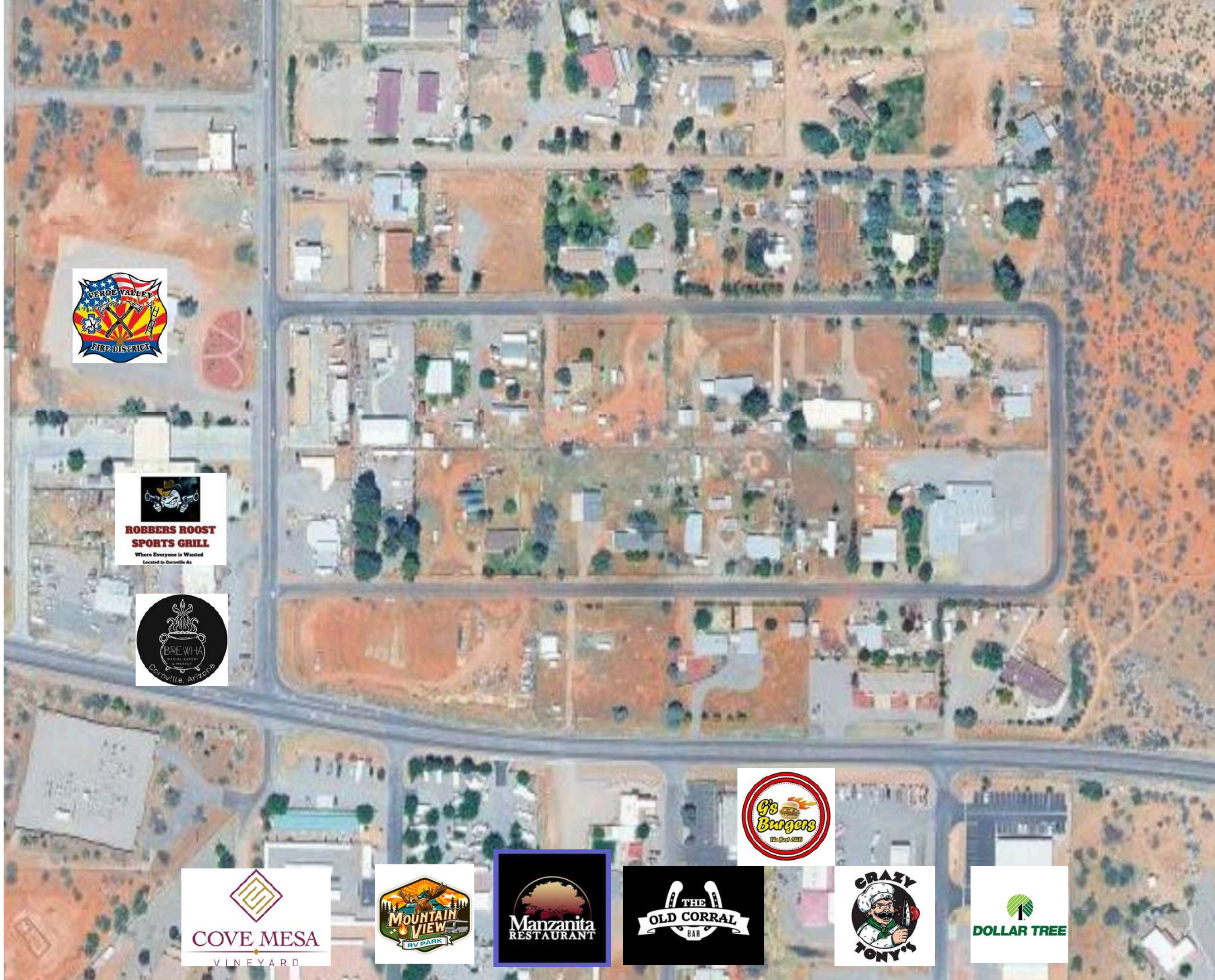
## ALLOWABLE USES - TENANT TO VERIFY

- RETAIL SHOP
- GIFT SHOP
- CRAFT STORE
- BOUTIQUE
- COMMERCIAL ART GALLERY
- RESTAURANT
- CAFÉ
- PROFESSIONAL OFFICE
- ADMINISTRATIVE OFFICE
- SALES OFFICE
- RETAIL SHOP
- BANK
- BARBER SHOP
- BEAUTY SALON
- MASSAGE BUSINESS
- TAILOR OR ALTERATION SHOP
- CLEANING PICKUP SHOP
- PHOTOGRAPHY STUDIO
- KEY SHOP
- APPLIANCE REPAIR SHOP
- LAWN MOWER REPAIR SHOP
- RADIO OR TELEVISION REPAIR SHOP
- PRECISION-EQUIPMENT REPAIR SHOP
- MUSICAL-INSTRUMENT REPAIR SHOP
- OPTICAL SHOP
- LAUNDROMAT
- ART SCHOOL
- MUSIC SCHOOL
- DANCE SCHOOL
- BUSINESS SCHOOL



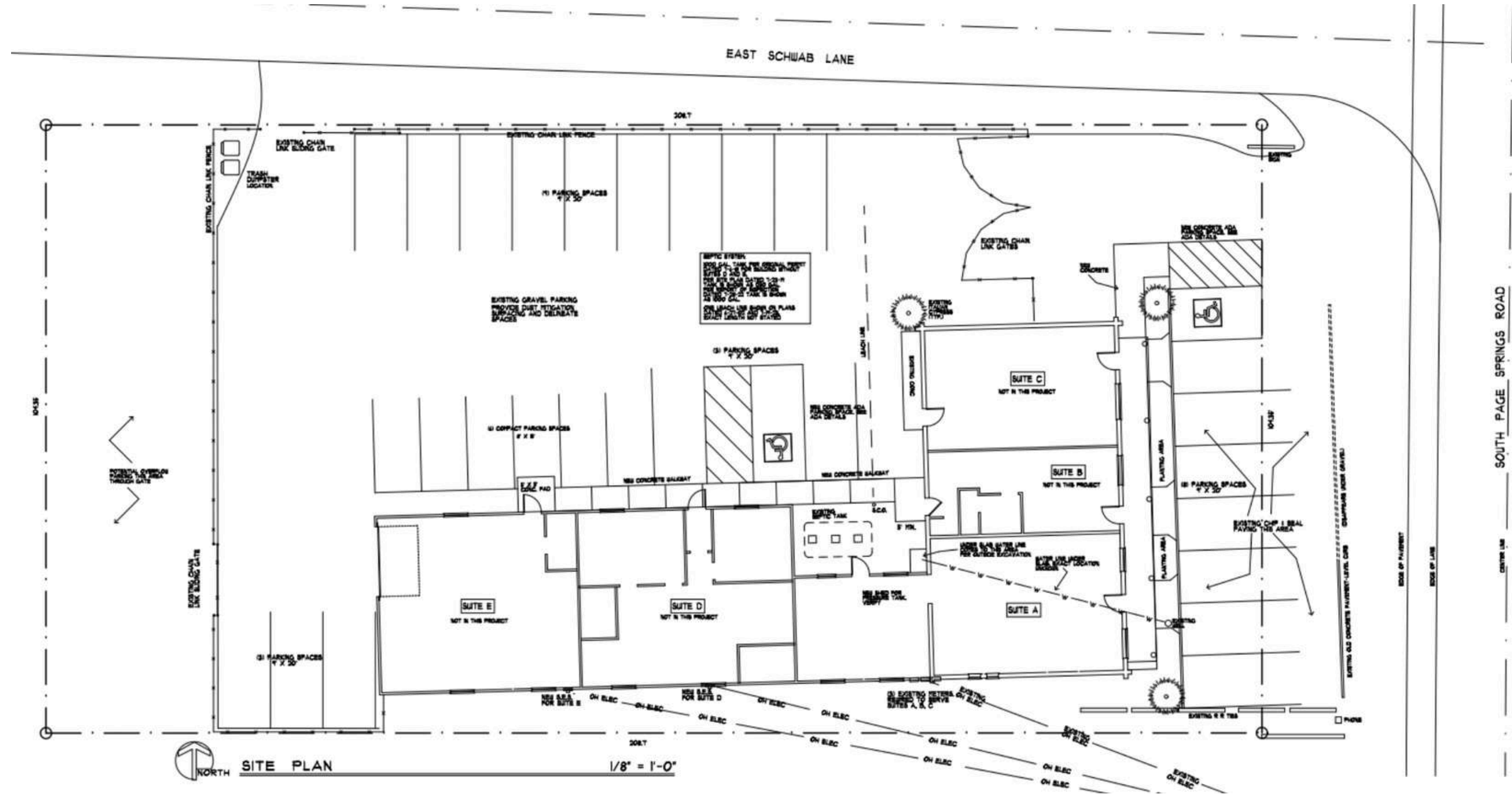
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# VICINITY MAP





# SITE PLAN





# BUILDING IMPROVEMENTS.

## 2020

- CLOSED THE OPENING IN THE WALL BETWEEN SUITES A AND B AS PART OF THE CHANGE-OF-USE WORK.

## 2023

- COMPLETED DEMOLITION AND CONSTRUCTED NEW INTERIOR WALLS.
- INSTALLED ELECTRICAL AND PLUMBING SYSTEMS.
- INCREASED THE BUILDING'S ELECTRICAL CAPACITY BY APPROXIMATELY 200 AMPS, ALLOWING EACH OF THE FIVE SUITES TO HAVE SEPARATE ELECTRICAL SERVICE.
- COMPLETED HEATING, AIR-CONDITIONING, ELECTRICAL, AND DUCTING WORK.

## 2024

- COMPLETED ARCHITECTURAL PLANS FOR THE PROPERTY.
- COMPLETED ADDITIONAL CONSTRUCTION AND ELECTRICAL WORK.
- REMOVED THE OLD HVAC UNIT AND SWAMP COOLERS/INSTALLED A NEW HVAC SYSTEM IN SUITE C.
- INSTALLED NEW MINI-SPLIT SYSTEMS IN THE OTHER SUITES.

## 2025

- RECONFIGURED THE PLUMBING SO EACH SUITE HAS AN INDEPENDENT SHUTOFF VALVE.
- LOCATED AND REPAIRED A PLUMBING LEAK.
- INSTALLED A SIDEWALK.
- COVERED THE PLUMBING TRENCHES.
- PAINTED THE ASPHALT.
- BEGAN DRYWALL INSTALLATION IN SUITE A.
- RELOCATED THE WELL PUMP.
- INSTALLED A NEW ROOF.
- INSTALLED FLOORING IN SUITE E.
- CONSTRUCTED A LARGE DRAINAGE SWALE ON THE SOUTH SIDE OF THE BUILDING TO MANAGE STORMWATER RUNOFF.
- INSTALLED AND PAINTED TWO CONCRETE ACCESSIBLE PARKING SPACES.
- CONSTRUCTED A LARGE PATIO BEHIND SUITE E.
- INSTALLED A GARAGE-DOOR OPENER.
- INSTALLED THE FINISHING PLUMBING FIXTURES IN SUITE E.
- COMPLETED AND CLOSED THE CHANGE-OF-USE PERMITS FOR SUITES C, D, AND E.

## 2026

- COMPLETED ADDITIONAL PLUMBING AND ELECTRICAL WORK.
- COMPLETED AND CLOSED THE SUITE B PERMIT.





## CORNVILLE, ARIZONA

**Located in the heart of the Verde Valley, Cornville offers a compelling blend of small-town character, local growth, and increasing commercial opportunity. This area of Cornville is emerging as a convenient community hub, with the downtown strip continuing to attract attention from residents, visitors, and local business owners seeking an authentic, accessible alternative to more saturated nearby markets.**

**Positioned between Sedona, Cottonwood, Clarkdale, and Camp Verde, Cornville benefits from strong regional connectivity while maintaining its own distinct identity. The surrounding area is known for its community feel, scenic setting, wineries, local businesses, and steady residential growth, all of which support demand for neighborhood-serving commercial uses.**

**For investors and owner-operators, this location offers the chance to establish a presence in a growing Verde Valley community before commercial inventory becomes harder to secure. With proximity to major nearby destinations and a welcoming local customer base, Cornville is an inviting place for businesses looking to grow with the market.**



# CONTACT INFORMATION

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&  
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