



Yavapai Realty

322 S Main St #B Cottonwood, AZ 86326

Exclusively Offered by Esther Talbert, Broker esther@yavapairealty.com **928-634-5546**

"About the Property"

Gateway Green at Old Town – A Commercial | Residential Complex

Work, live and have rental income all in one place. . .

Address~ 685 N Main Street, Cottonwood, AZ 86326

- **Gateway Green @ Old Town is registered with the U.S. Green Building Council for LEED for Homes Certification.**
- **This will be a LEED certified complex ~ Reaching for LEED Platinum.**

What does this mean? Platinum is the highest LEED certification. A plaque will be placed on the building certifying the specific LEED certification attained.

What requirements must be met and third party inspected?

LEED for Homes Facts~

Innovative Design Process~0/11	Energy & Atmosphere~0/38
Location and Linkages~0/10	Materials & Resources~2/16
Sustainable Sites~5/20	Indoor Environmental Quality~6/21
Water Efficiency~3/15	Awareness and Education~0/3

Platinum = 90 points or more, Gold = 75 points or more, Points possible = 134 points

Main credit categories

- **Sustainable Sites credits** encourage strategies that minimize the impact on ecosystems and water resources.
- **Water Efficiency credits** promote smarter use of water, inside and out, to reduce potable water consumption.
- **Energy & Atmosphere credits** promote better building energy performance through innovative strategies.
- **Materials & Resources credits** encourage using sustainable building materials and reducing waste.
- **Indoor Environmental Quality credits** promote better indoor air quality and access to daylight and views.
- **Awareness and Education**

Additional LEED for Homes credit categories

- **Innovative Design credits** awards credits for a LEED design professional to be on the design team, guiding the team thru the process.
- **Location & Linkage credits** encourage construction on previously developed sites, and promotes walkable neighborhoods with access to efficient transportation options and open space.
- **Awareness and Education credits** promote basic green and sustainable education for the building managers, tenants and the owners.

Simply put. . .

This new building has been designed and overseen during construction by an Owner/Architect who is a LEED Accredited Architect (LEED-AP) with a LEED specialty in Building Design and Construction (BD+C) and has a Green Rater (E-3 Energy Systems) on the team to assist in the LEED for Homes Certification.

The design and building incorporate the following:

Design incorporating LEED credits beneficial in meeting the LEED for Homes Living Standards.

Energy Efficiency on every hand, windows, appliances, construction materials, living environment, green and sustainable materials, no gas or chemical emitting building materials. This project will be Energy Star and Air-Plus Certified.

Using the natural environment to develop utility savings, including passive solar design, grid tie photovoltaic solar electric, water savings incorporating the highest efficient low flush commodes and water faucets, interior day lighting, fresh air exchange systems, internet hard wiring thru out giving the residence the option of plug-in or wireless connections, the use of high quality materials that give benefits of low maintenance and efficiency, a life time stone coated metal roof (energy star rated), cement board exterior siding, the commercial wall construction is insulated concrete forms (ICF/Apex Block), all of which promotes longevity and quality! It does not get much better than that.

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What does this give you as a buyer? Very low utility bills, very low maintenance, a wonderful living environment free from toxins and a designed/esthetic style plus an upgrade living and working environment. Green living at its best!

While these type buildings are very rare in our area they are truly the edge of the up and coming future and in many larger areas are the preferred sought after properties.

MAI appraisers value this type construction at a plus 25% in value.

Deed Restrictions~ To keep up the LEED certification the property must keep up the LEED requirements which are using Green Products for cleaning and appropriate maintenance practices. Please refer to the deed restrictions uploaded to the listing.

Offerings ~

685 N Main Street, Cottonwood, AZ 86326 | Pricing \$480,000.

Yavapai County Parcel ~ 406-38-127C

2511 SF Multi-Unit Triplex, with a commercial North Main St Frontage, flexibility of opening up to the first floor apartment that can be used as residential or commercial all on the first floor, and upstairs living quarters. There are patios and decks to allow for outside-inside living.

Land Area .14 AC

Commercial Frontage Unit A 726 SF	Concrete Floors Anderson Windows ADA Toilet Vaulted Ceiling w/ exposed ridge beam Wall R value = R-30 Roof R value = R- 50	Open room with large bay window Outdoor Covered Central paved courtyard Rear Covered Parking Great street exposure Great Signage for exposure
First Floor Apartment, Unit B 763 SF ADA Apartment	Dyed/ground concrete floors Anderson Windows Living/Dining/Kitchen open room 1 Bedroom 1 Bathroom w/cast iron tub and radiant floor heat. Wall R value = R-23 Roof R value = R- 50	Appliances include: Bosch dishwasher, electric r/o, Refrigerator and a washer/dryer. All appliances are electric and energy star. Walled outdoor patio Covered Parking
Second Floor Apartment, Unit C 1022 SF	Living/Dining/Kitchen w/ a vaulted T & G wood ceiling 1 Bedroom & 1 Master Bedroom 2 Bathrooms, 1 w/ cast iron tub, the Master Bath w/ a neo angle shower, both w/ radiant floor heat. Wall R value = R-23 Roof R value = R- 50	Great views Large rooms w/ Master Suite Upstairs outdoor deck facing Main Street Covered Parking

Property has:

Zoning~ PAD City of Cottonwood CR

Utilities~ City Sewer, APS electric – buildings are total electric with PV Grid Tie System, city water.

Streets~ Paved City Streets – Corner property access to rear from paved city street.

Grounds~ Fully landscaped and paved covered parking in the rear – both units have 8 spaces (5 covered Commercial spaces & 3 covered Residential spaces).

Walk to Historic Old Town – easy access to town restaurants and shops.

List of Building Materials Used~ refer to Attachment 1 "Building Materials"

Floor Plans~ Refer to Attachment 2 "Floor Plan"

Completed ready for occupancy~ Contact Yavapai Realty for Lease Up information.

A bit about the up and coming future development of Historic Old Town Cottonwood~

The city is in the midst of working on a roundabout on N 10th Street and N Main Streets which will be the future entrance to Historic Old Town Cottonwood extending the city street lights from this point on through old town cottonwood N Main St. Once this has been completed there is a possibility that N Main St will have parking available like it is in Historical Old Town strip. Disclosure, seller makes no statements as to the completion of such but rather just a heads up that these plans may, materialize.

Historic Old Town Cottonwood~ Tourism and Traffic Flow - Old town strip has lots of traffic flow and has become a popular tourist stop for fine dining restaurants, many wine tasting establishments, Oil Traders, nightly entertainment and retail shops. It's on the way to the Train Ride to Sycamore Canyon National Wilderness on Verde River and Tuzigoot National Monument. **Historic Old Town real estate is sought after for its location and atmosphere.**

Population~ The entire Sedona-Verde Valley is approximately 80,000 people which includes around a 25 mile radius. Cottonwood is the central trading center of the entire Sedona-Verde Valley. The main Hospital is in Cottonwood and Largest Recreation Center in the valley. . . .

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