



6893019	Comm/Industry Sale	Active
Ttl Apx SqFt Bldg: 4,450	Subdivision: COPPER JACK	
Ttl Apx SqFt Land: 2,509	Tax Municipality:Bisbee	
Lot Size Dimensions: 72.96x26.93x68.95x40.46	Marketing Name:	
# of Buildings: 1	Planned Cnty Name:	
Total Parking Spcs: 0	Volts/Amps:	
Covered Parking Spcs: 0	Type of Property:	
Uncvrd Parking Spcs: 0	Hun Block:	
Year Built: 1920	Map Code/Grid:	
Zoning: Bisbee CM-2	Census Tract: 1,000	

Cross Streets: Directions: Corner of Brewery Ave and Naco Rd. in Old Bisbee.

Public Remarks: Great building for sale in the heart of the thriving OLD BISBEE area. Located on the corner of Naco Road and Brewery Avenue. Rare corner with great visibility for any business. The lower level was last used as a gallery and is currently vacant and ready for an owner user. Large windows give good interior view for display. The upper level is a two bedroom apartment with very nice views of Old Bisbee. The interior of the commercial space is finished with multiple rooms including a very high atrium. There is an unfinished area of commercial space accessed from the first floor which would give potential access to a second commercial business. Newer HVAC system is a huge plus. Move fast as this strategic location will not last for long.

Features	Financial Info	Construction & Utilities	County, Tax and Financing
<p>Building Type: Commercial; Office; Other (See Remarks)</p> <p>Interior: Finished</p> <p>Exterior: Corner Lot</p> <p>Parking Features: Free</p> <p>Loading Facilities: None</p> <p>Ceiling Height: 8 Feet or Less; 8.1 Feet to 10 Feet; 16.1 Feet to 28 Feet</p> <p>Business Type: Barber/Beauty; Dental; Office Supply; Mixed; Service Business; Religious Facility; Packge Store(Liquor); Restaurant; Medical; Professional/Office; Retail; Bar/Tavern/Lounge</p>	<p>Gross Annual Sch Inc: \$0</p> <p>Adjusted Gross Inc: \$1,150</p> <p>Other Income: \$1,150</p> <p>Net Operating Income: \$0</p> <p>Annual Ownr Asoc Fee: \$0</p> <p>% Vacancy Allowance: 0</p> <p>Owner Association: No</p> <p>Source of Fincl Data: Owner</p>	<p>Construction: Wood Frame</p> <p>Roofing: Composition</p> <p>Floors: Wood; Carpet</p> <p>Fencing: None</p> <p>Heating: Natural Gas</p> <p>Cooling: Central Air</p> <p>Gas: SW Gas</p> <p>Electric: APS</p> <p>Water Source: City Franchise</p> <p>Sewer: Sewer - Public</p> <p>Roads/Streets: Asphalt</p> <p>Environmental: None</p>	<p>County Code: Cochise</p> <p>Legal Description (Abbrev): LOT 20A BLOCK 2 COPPER JACK</p> <p>AN: 103-62-268</p> <p>Lot Number: 20A</p> <p>Town-Range-Section: 23S-24E-9</p> <p>Cty Bk&Pg:</p> <p>Taxes/Yr: \$4,975/2024</p> <p>Ownership: Fee Simple</p> <p>Total Owed: 0</p> <p>Equity: \$575,000</p> <p>New Financing: Cash Only; Cash to Loan</p> <p>Reports/Disclosures: Vicinity of an Airport</p> <p>Special: Accepting Back-Ups</p>

Listing Dates	Pricing and Sale Info	Listing Contract Info
CDOM/ADOM: 66 / 71 Status Change Date: 07/15/2025	List Price: \$575,000	

Showing Service: Aligned Showings

Showing Notification Methods: Showing Service: Aligned Showings

Lockbox Type: None

Listed by: Tierra Antigua Realty, LLC (tier03)

Prepared by Robert
Maloney

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