



SALE / LEASE

Bisbee Retail/Office Space For Sale or Lease

81 MAIN STREET

Bisbee, AZ 85603

PRESENTED BY:

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PROPERTY SUMMARY



OFFERING SUMMARY

| | |
|-----------------------|---|
| SALE PRICE: | \$599,000 |
| LEASE RATE: | \$2,000.00 - 3,000.00 per month (MG) |
| BUILDING SIZE: | 5,200 SF |
| AVAILABLE SF: | 1,000 - 5,200 SF |
| PRICE / SF: | \$115.19 |
| YEAR BUILT: | 1935 |
| RENOVATED: | 2022 |

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PROPERTY OVERVIEW

Step into the vibrant heart of Bisbee's historic downtown with this enchanting two-story commercial property, now available for lease. Boasting 5,200 square feet of versatile space, this charming building presents a unique opportunity for entrepreneurs, artisans, and dreamers alike.

Prime Location: Situated in the bustling streets of Old Bisbee, this property offers unparalleled visibility and foot traffic, making it an ideal spot for businesses to thrive.

Character and Charm: From the moment you step inside, you'll be greeted by vaulted ceilings, bathing the room in natural light courtesy of massive skylights. The ambiance is further enhanced by elegant ceiling fans and the timeless allure of hardwood flooring.

Modern Amenities: This property seamlessly blends historic charm with modern convenience. Plumbed for a full bathroom and equipped with a newer electrical panel and fixtures, you'll find everything you need to make this space your own.

PROPERTY DETAILS & HIGHLIGHTS

| | |
|----------------------------|--|
| BUILDING NAME | Bisbee Retail/Office Space for Sale or Lease |
| PROPERTY TYPE | Retail |
| PROPERTY SUBTYPE | Street Retail |
| BUILDING SIZE | 5,200 SF |
| YEAR BUILT | 1935 |
| YEAR LAST RENOVATED | 2022 |
| NUMBER OF FLOORS | 2 |
| AVERAGE FLOOR SIZE | 2,600 SF |

FOR SALE OR LEASE - Downtown Old Bisbee Commercial Two-Story: With vast ground floor retail or office space (2,600 SF) and a spectacular Second Floor - 2,600 SF with vaulted ceilings, massive skylights, ceiling fans, plumbed for a full bathroom, large front room with hardwood flooring and small balcony. (The Second Floor Could be used for additional retail, office, storage, manufacturing or studio space.) Well maintained, upgraded and updated with newer electrical panel and fixtures, Central Heat and AC downstairs. Landlord willing to make some tenant improvements. Polished cement floor and exposed tin tile ceiling downstairs. Owner/Agent.

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- Fantastic Location of Main Street where everyone walks
- 1st floor has bathroom, office and 2 storage rooms
- 2nd floor has 2 large rooms, storage and full bathroom as well as balcony
- 2nd floor has interior stairwell as well as a separate stairwell outside for additional entrance
- Landlord willing to make tenant improvements
- Entire space can be leased or just one floor
- Flexible Lease Options:
 1. Lease the Building Empty
 2. Lease the Building with Existing Consignments - see next page for more details.

Flexible Lease Options:

1. Lease the Building Empty: Unleash your creativity and make this space entirely your own canvas. Imagine the possibilities as you transform every nook and cranny to reflect your unique style and business concept. With a blank slate before you, the sky's the limit as you bring your dreams to life within these walls.

2. Lease the Building with Existing Consignments: Step into a ready-made venture and become part of a dynamic community of local artists. Take over the existing space and continue the legacy of creativity established by the current tenants. With 80 talented artists already showcasing their work within these walls, you'll inherit a built-in customer base and the opportunity to foster collaboration and artistic expression. Join forces with these artisans and embark on a journey of shared success and creativity.

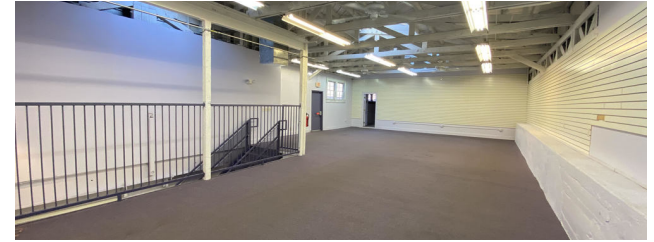
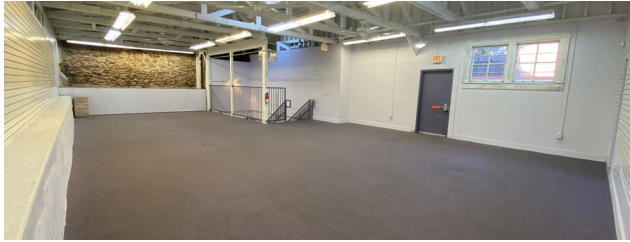
3. Explore your options: Lease either upstairs or downstairs.

Downstairs: \$3,000 per month

Upstairs: \$2,000 per month

Supportive Landlord: Looking to start your venture but need a little extra support? The landlord is open to various options, including selling the establishment and offering assistance through an SBA loan with just a modest 10% initial investment required. Seize this chance to turn your dreams into reality with a helping hand every step of the way. Don't miss out on this rare chance to become a part of Bisbee's rich tapestry of creativity and entrepreneurship. Contact us today to schedule a viewing and unlock the endless possibilities that await within these walls.

LEASE SPACE EMPTY

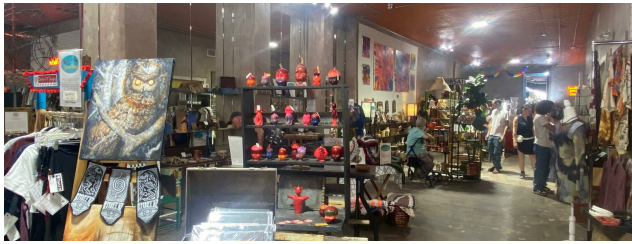
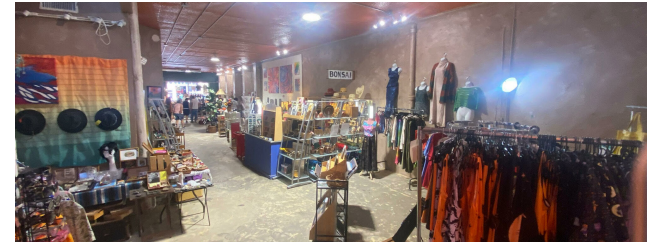


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LEASE WITH CONSIGNMENTS



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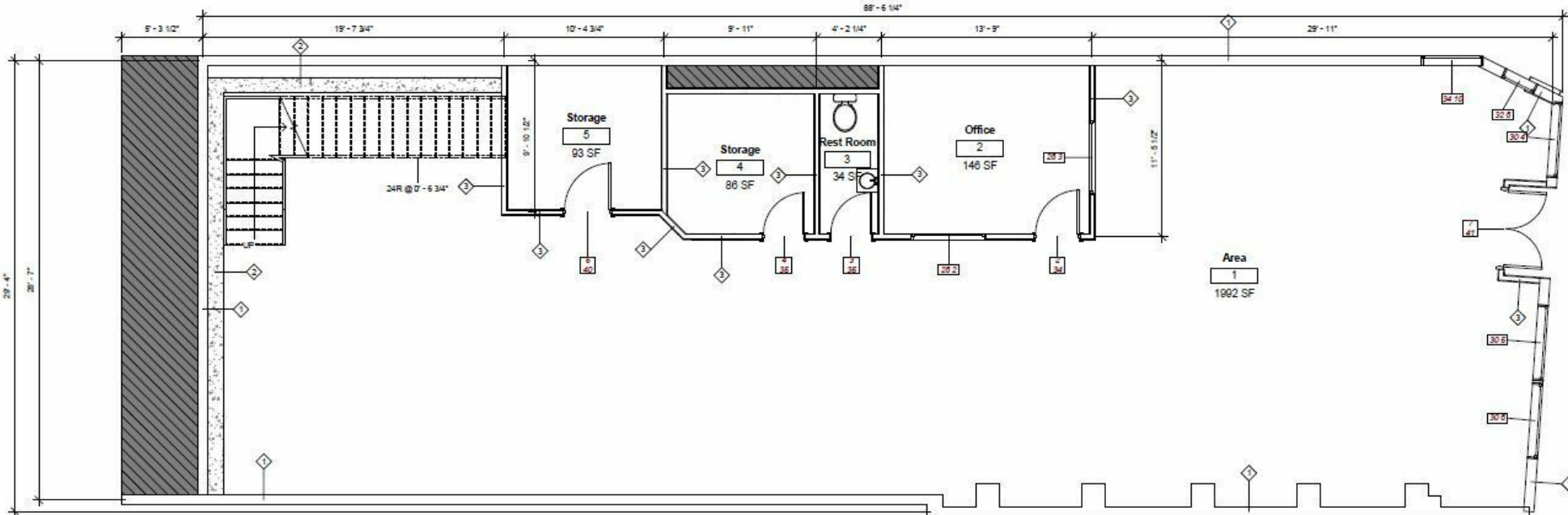
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SVN | DESERT COMMERCIAL ADVISORS 6

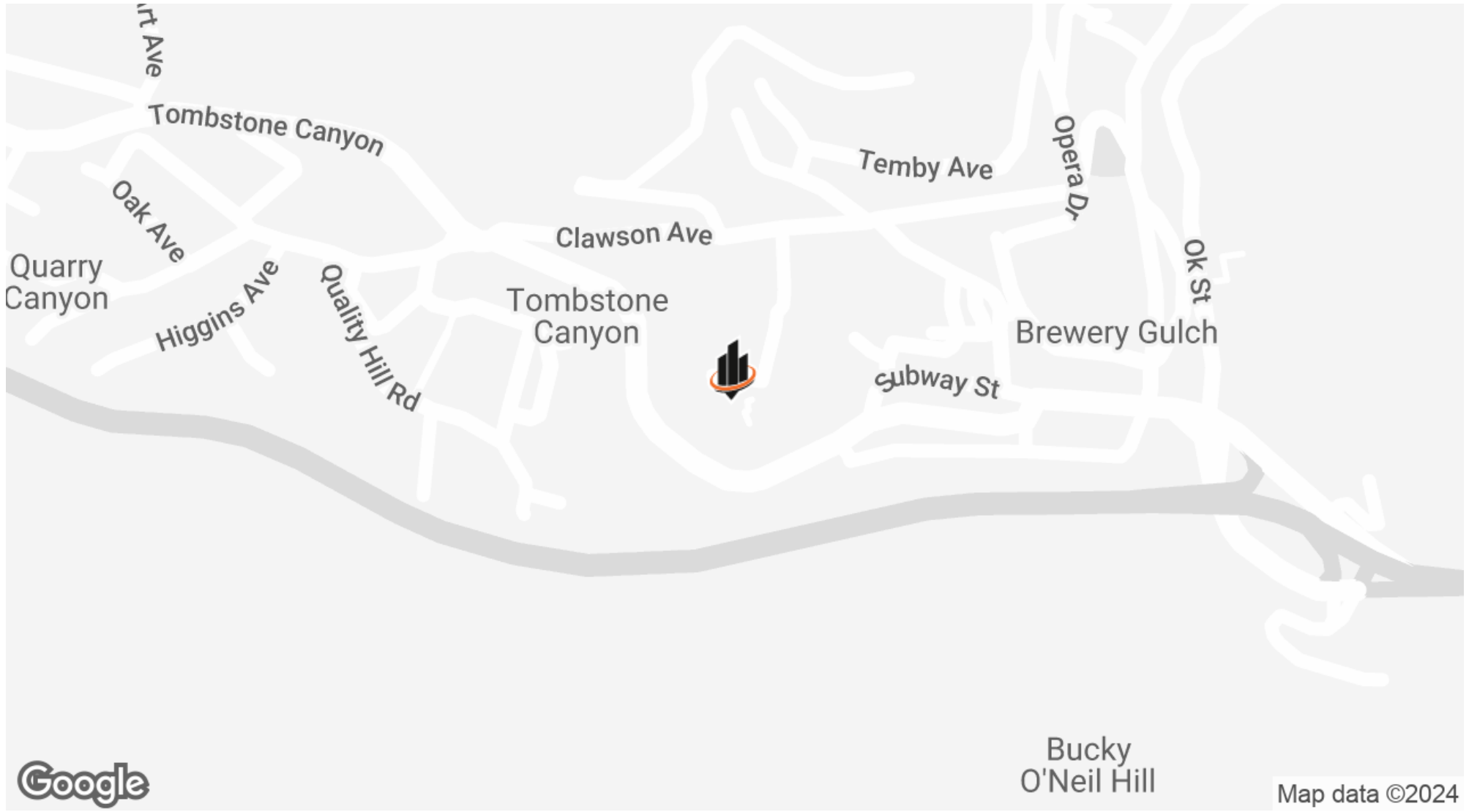
FLOOR PLAN



① Level 1
1/4" = 1'-0"

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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT

POPULATION

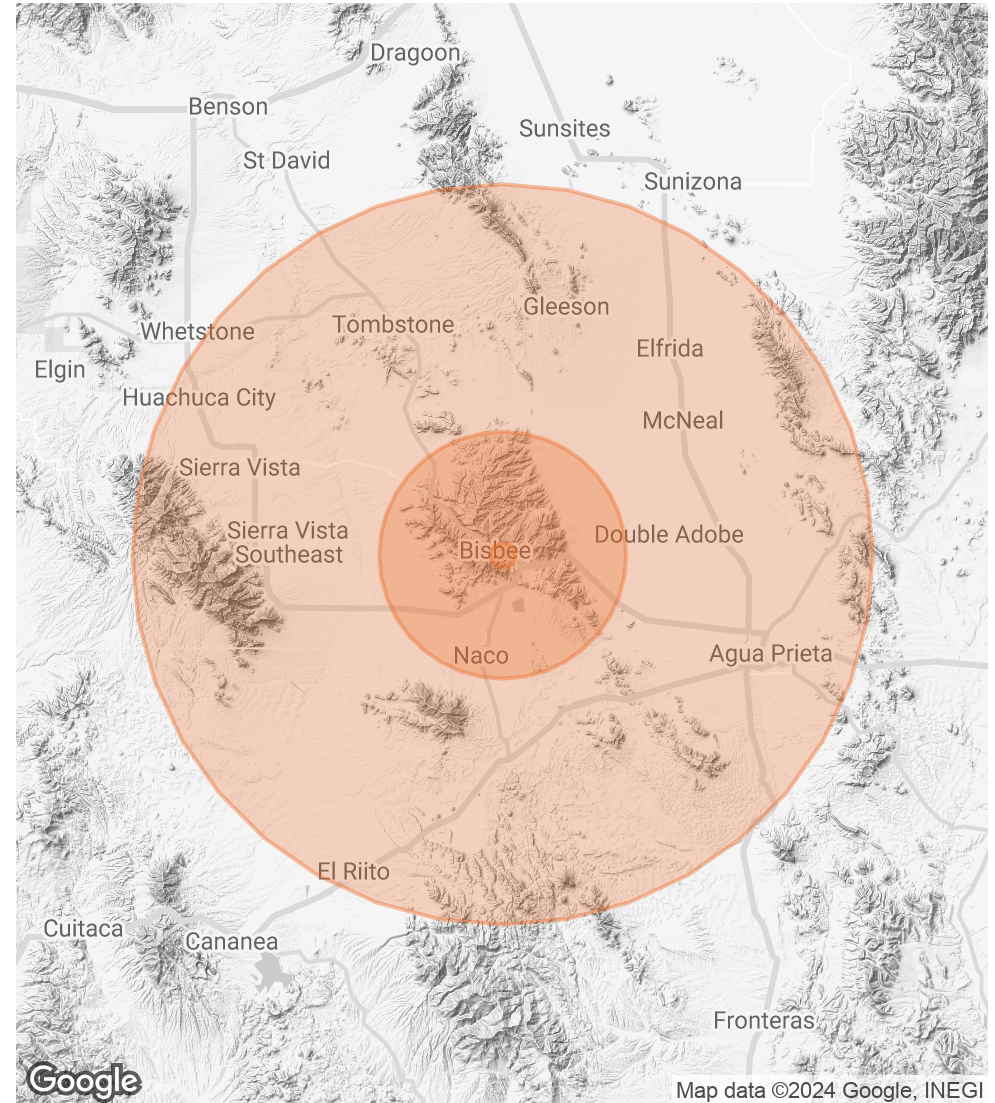
1 MILE 10 MILES 30 MILES

| | 1 MILE | 10 MILES | 30 MILES |
|-----------------------------|--------|----------|----------|
| TOTAL POPULATION | 34 | 7,166 | 103,059 |
| AVERAGE AGE | 36.9 | 40.2 | 38.7 |
| AVERAGE AGE (MALE) | 32.3 | 34.4 | 37.3 |
| AVERAGE AGE (FEMALE) | 57.6 | 46.0 | 40.1 |

HOUSEHOLDS & INCOME 1 MILE 10 MILES 30 MILES

| | 1 MILE | 10 MILES | 30 MILES |
|----------------------------|----------|----------|-----------|
| TOTAL HOUSEHOLDS | 14 | 2,845 | 39,421 |
| # OF PERSONS PER HH | 2.4 | 2.5 | 2.6 |
| AVERAGE HH INCOME | \$56,784 | \$53,833 | \$60,574 |
| AVERAGE HOUSE VALUE | | | \$225,523 |

* Demographic data derived from 2020 ACS - US Census



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