

Property Brochure for

72-78 Main Street

Bisbee, AZ 85603

Tierra Antigua
REALTY 



Denise Loth

REALTOR®

Tierra Antigua Realty, LLC

p: 520-366-2992

e: denise.loth@gmail.com

w: <https://www.realestatebisbee.com>

77 Calle Portal, Ste C140, Sierra Vista, AZ 85635

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72-78 Main Street, Bisbee, AZ 85603

PROPERTY HIGHLIGHTS



About Property

Prime Main Street investment opportunity in the heart of Bisbee within the highly sought-after Bisbee Historic District. This 3,586 sq ft historic commercial building (circa 1900) has been extensively renovated, blending preserved character with substantial modern infrastructure upgrades. Currently configured as three restaurant spaces under one roof. Two spaces are leased to established operators (Taqueria Outlaw and Santos speakeasy), with one large nearly turnkey space available. Flexible potential: vacant space may be converted to residential use (buyer to verify zoning/permits), offering live/work or mixed-use opportunity. The vacant space includes a 10-ft Type 1 hood with fire suppression, walk-in refrigerator (new cooling system), commercial high heat dishwasher, deck oven, grease trap system, upgraded plumbing and electrical, 200A service, dedicated circuits, new PEX main water line, dual 4-inch PVC waste lines, floor drains throughout, and 3- & 5-ton HVAC units. Custom tile, white oak floors, skylight, bar infrastructure (with water, power, and draft system capability), and quality finishes complete the space. . Adjacent to one of the largest free public parking lots in town with strong foot traffic and visibility. Current cap rate 2.12% at 2/3 occupancy. Projected 6.34% at full occupancy (NOI \$63,081). A rare opportunity to acquire a historic hospitality asset with modern infrastructure in one of Southern Arizona's most distinctive tourism markets.

Summary

| | |
|---|------------|
|  | \$995,000 |
|  | Other |
|  | 3586 Sq Ft |
|  | Built 1900 |
|  | 0.07 Acres |



Disclaimer: this data is from 3rd party sources. Accuracy cannot be guaranteed.

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ESSENTIAL PLACES NEARBY



Allen & Co Coffee

Coffee Shop - Distance: 0.12 miles



Western Bank

Bank - Distance: 0.12 miles



Arizona Street Fitness

Fitness Center - Distance: 3.05 miles



NAPA Auto Parts - Willcox Auto Part...

Auto Parts Store - Distance: 2.60 miles



Safeway Pharmacy

Pharmacy - Distance: 2.81 miles



Poco Market

Super Market - Distance: 0.09 miles



Circle K

Gas Station - Distance: 0.45 miles



Copper Queen Community Hospital

Medical Clinic - Distance: 2.52 miles



Dillards

Department Store - Distance: 24 miles



Mule Mountain Animal Hospital

Veterinarian - Distance: 3.14 miles

By Category within 8 Miles

| | |
|----------------------|----|
| Coffee Shops..... | 12 |
| Super Markets..... | 9 |
| Veterinarians..... | 7 |
| Gas Stations..... | 7 |
| Medical Clinics..... | 6 |

| | |
|------------------------|---|
| Fitness Centers..... | 6 |
| Banks | 5 |
| Auto Parts Stores..... | 2 |
| Department Stores..... | 1 |
| Pharmacies..... | 1 |



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RESTAURANTS NEARBY



Taqueria Outlaw

Mexican - Distance: 0.01 miles



Santos

Cajun/Creole - Distance: 0.01 miles



Thuy's Noodle Shop

Noodles - Distance: 0.24 miles



Bisbee Grand Hotel and Bar

Breakfast & Brunch - Distance: 0.02 miles



Bisbee Badassery

Burgers - Distance: 0.07 miles



Le Cornucopia Cafe

Sandwiches - Distance: 0.19 miles



Ballpark Brewing Company

Brewpubs - Distance: 2.81 miles

By Cuisine within 5 Miles

| | | | | | | | |
|-----------------|---|-------------------|---|------------------|---|-----------------------------|---|
| American..... | 8 | Salad..... | 2 | Southern..... | 1 | Vietnamese..... | 1 |
| Mexican..... | 6 | Pizza..... | 2 | Bagels..... | 1 | Juice Bars & Smoothies..... | 1 |
| Cafes..... | 6 | Cajun/Creole..... | 1 | Food Stands..... | 1 | | |
| Sandwiches..... | 5 | Sports Bars..... | 1 | Hotels..... | 1 | | |



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OUTDOOR ACTIVITIES NEARBY



BIKE / PEDESTRIAN TRAIL

B Active Bisbee
Distance: 0.02 miles



PARK

Higgins Park
Distance: .51 miles



RECREATIONAL WATER

Bisbee Community Pool
Distance: .51 miles



DOG PARK

Bisbee Dog Park
Distance: 2.53 miles



TENNIS

Vista Park Tennis Courts
Distance: 2.90 miles



GOLF

Pueblo Del Sol Country Club
Distance: 26 miles

By Category
within 8 Miles

Parks..... 4

Dog Parks..... 1

Bike / Pedestrian Trails..... 5

Tennis Courts..... 1

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SCHOOLS NEARBY



Grades: K-5

GREENWAY ELEMENTARY SCHOOL



3.1 Miles



Student To Teacher Ratio: **14.40**

Grades: 06 - 08

LOWELL SCHOOL



1.7 Miles



Student To Teacher Ratio: **14.40**

Grades: 09 - 12

BISBEE HIGH SCHOOL



3.5 Miles



Student To Teacher Ratio: **15.70**

The above schools are the assigned public schools for this property.



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