

For Sale | 520 West Main Street, Payson, AZ



Exclusively Listed By: **Brian Kocour** | 602-757-1319 | Brian@kocourcompany.com | www.KocourCompany.com

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Executive Summary

Kocour Company is proud to present 520 W. Main Street, Payson, Arizona—a rare opportunity to own one of the community's most iconic historic commercial properties.

Originally constructed in 1882 by Henry Sidles, this landmark building was known as Bootleg Alley, later becoming the renowned Pieper Saloon. Recognized as one of the oldest surviving commercial structures in Payson, the property has played a significant role in the town's history. Over the years, it has served as a saloon, dance hall, pool hall, post office, print shop, and a variety of retail and community gathering spaces.

Positioned on approximately 0.14 acres in the heart of Downtown Payson, the property offers approximately 1,763 square feet of thoughtfully renovated space with outstanding visibility along Main Street. Recent Town of Payson streetscape improvements have revitalized the downtown corridor, increasing pedestrian activity and enhancing the area's appeal for businesses and visitors alike.

The property is zoned C-3 (Commercial), allowing for a broad range of potential uses, including retail, restaurant, office, gallery, professional services, or other mixed-use concepts. Five on-site parking spaces are located behind the building, complemented by convenient public street parking along Main Street.

Extensively renovated while preserving its historic character, the building features numerous capital improvements, new flooring, energy-efficient windows, fresh interior and exterior paint, a restored ceiling, and a newly blacktopped and striped parking lot. These updates provide modern functionality while maintaining the timeless charm that has made this property a treasured Payson landmark for more than 140 years.

Whether envisioned as a signature retail destination, restaurant, office, tasting room, or boutique business, 520 W. Main Street represents a unique opportunity to invest in a piece of Arizona history while benefiting from the continued revitalization of Downtown Payson.



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Property Summary

Site Location: 520 West Main Street, Payson, Arizona

Square Footage: +- 1,763 SF

Gross Land Area: .14 Acres

Year Built 1882

Parcel Number: 304-06-234A

Zoning: C-3 (Commercial)

Price: \$389,950

* Graceland 20 x 10 shed on the property not included.



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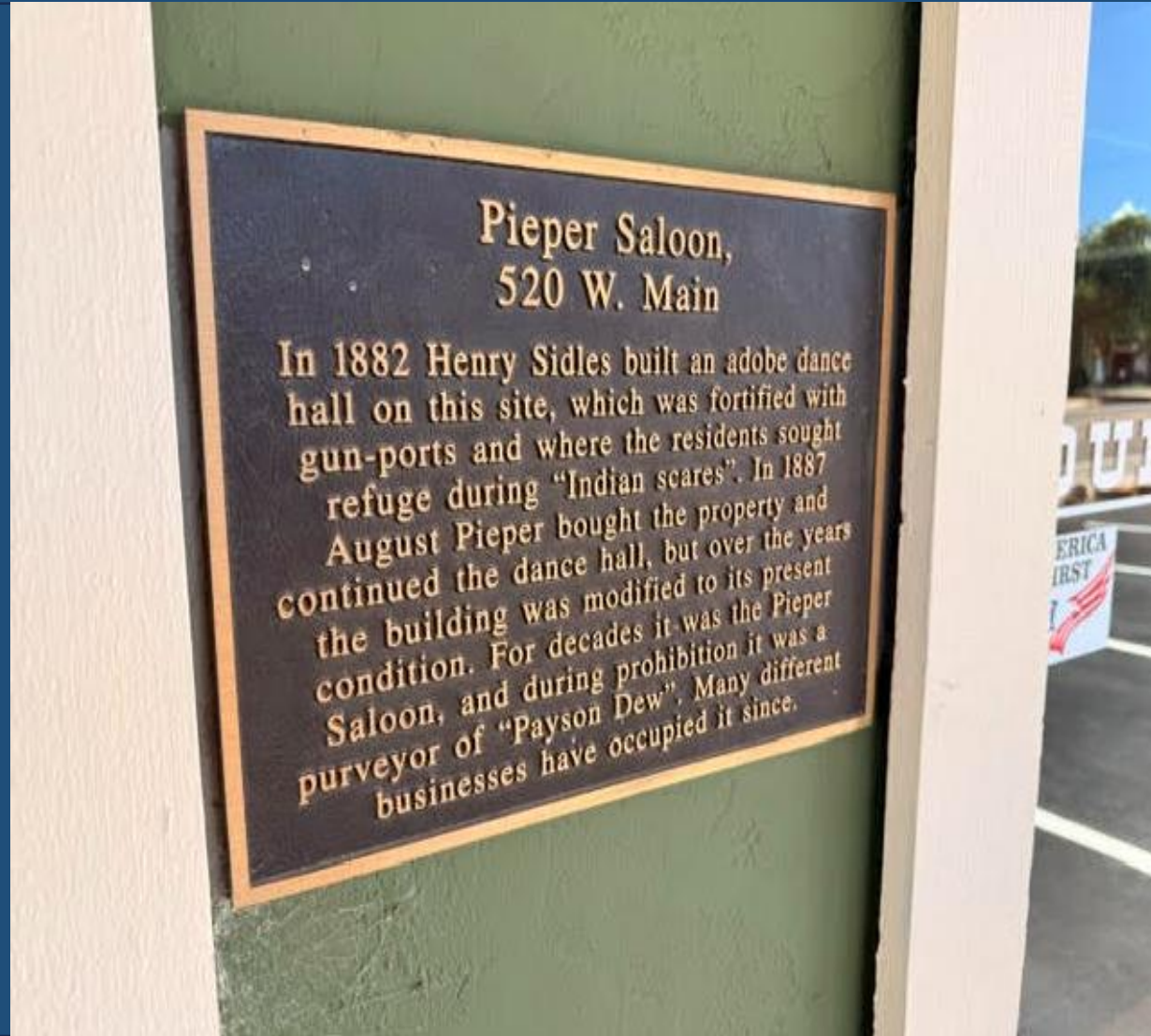
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