

8,284± SF MIXED-USE COMMERCIAL SPACE

For Lease | 916 State Street | Erie, PA 16501

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Building Size:	16,464 SF
Available SF:	8,284 SF
Lot Size:	0.38 Acres
Year Built:	1925
Zoning:	C-3

PROPERTY HIGHLIGHTS

- 8,284± SF Mixed-Use Commercial Space For Lease
- Former Rite Aid With Mostly Open Floor Plan
- Located In The Heart Of Downtown Erie's Arts & Business Districts
- Among The Erie Downtown Development Corporation's Revitalization Initiative & Within The Footprint Of Gannon University's Metropolitan Campus
- Near Warner Theatre, Erie Playhouse, Erie Insurance Hockey Arena, UPMC Baseball Park, UPMC Hospital, Erie Insurance Corporate Offices, Courthouses, Numerous Restaurants, Commercial Recreation, Retail & More
- Zoned C-3, Central Commercial
- Permitted Uses Include Retail, Eating & Drinking Establishments, Commercial Recreation, Banks, Fitness Center, Day Care & More
- Offered At \$10.00/SF/YR (\$6,903/Month) – NNN



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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204.8. C-3 Central Commercial District.

(a) Permitted uses.

- Accessory uses and structures
- Banks and business offices
- Business services
- Cleaners
- Commercial recreation
- Convenience stores
- Copy shops
- Corporate offices
- Day-care centers (Section 305.15)
- Eating and drinking establishment
- Essential services

Fitness center/gym
Florist
Hotels and motels
Ice cream shop
Libraries and museums
Licensed massage therapy (Section 305.43)
Light manufacturing (Section 305.30)
Multiple-family dwellings
Parking garages/ramps
Personal services
Printing and engraving
Private clubs
Professional services
Public/semipublic uses (Section 205.3)
Radio and television broadcasting stations and studios
Retail business
Short-term rental (Section 305.49)

(b) Special exceptions.

After hours club (Section 305.18)
Bottle clubs (Section 305.34)
Business uses similar to permitted uses in this district not otherwise specified (Section 305.32)
Commercial/industrial wind energy systems (Section 305.45)
Dance club (Section 305.18)
Drive-in business (Sections 305.2, 305.4)
Gasoline service stations (Sections 305.2, 305.4)
Small wind energy systems (Section 305.45)
Wireless communication facilities (Section 305.37)