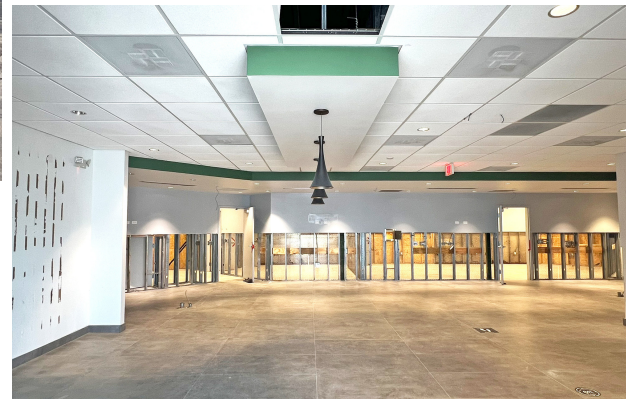


FOR SALE

3,392± SF FREESTANDING BUILDING

2178 W. 38th Street | Erie, PA 16508



OFFERED AT:
\$895,000

PROPERTY HIGHLIGHTS

- 3,392± SF Freestanding Mixed-Use Building
- Former Cannabis Dispensary
- Mostly Open Floor Plan, Office, 2 Restrooms, Storage & Fenced, Covered Shipping / Receiving Area
- Built In 1962 – Renovated 2021 With Generator, New Tile Flooring & Lighting
- 3 Phase, 4 Wire, 120/208V Service & Public Utilities
- Situated On 0.94± Acre Corner Lot
- Paved Parking For ±23
- At Signalized Corner Intersection With Digital Signage Offering Excellent Signage & Visibility
- 14,000 Average Daily Traffic Along W. 38th Street & 7,800 AADT Along Pittsburgh Avenue (PennDOT AADT, 2024 Count Year)
- Zoned C-1, Local Commercial In The City Of Erie
- Zoning Permits Auto/RV Sales, Bank, Car Wash, Drive-In Business, Convenience Store, Restaurant/Bar, Gasoline Service Station, Fitness Center, Retail ≤ 7,000± SF, Up To 20-Unit Multi-Family ≤ 45' High, Office & More
- Tax Abatement Program Available For Development
- Interactive Floor Plan:
<https://visithome.ai/HuRy95eN6XGxjaPjqM9FVd?mu=ft>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

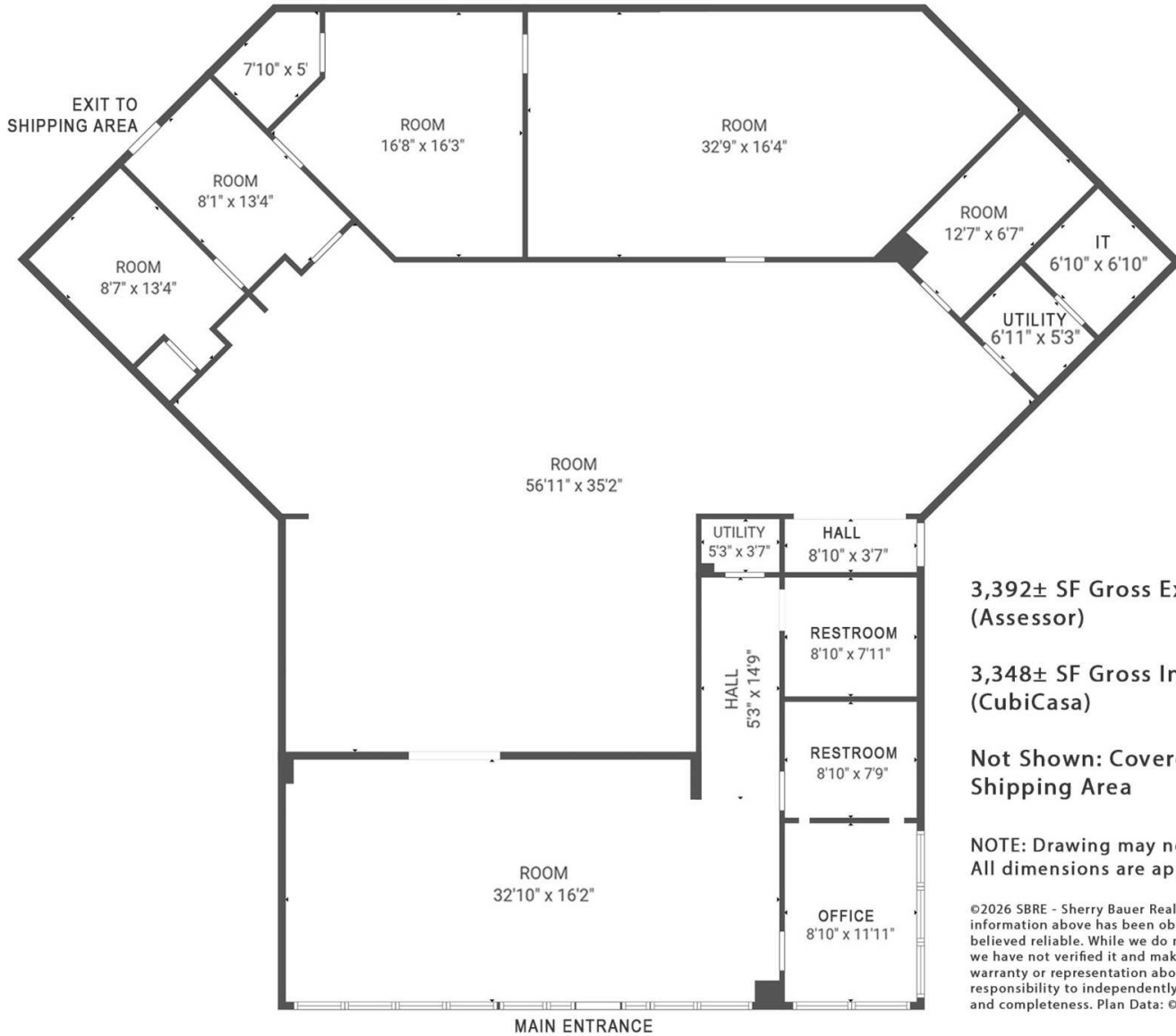
O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

3,392± SF FREESTANDING BUILDING

For Sale | 2178 W. 38th Street | Erie, PA 16508

VIRTUAL TOUR



3,392± SF Gross External Area (Assessor)

3,348± SF Gross Internal Area (CubiCasa)

Not Shown: Covered, Fenced Shipping Area

NOTE: Drawing may not be to scale. All dimensions are approximate.

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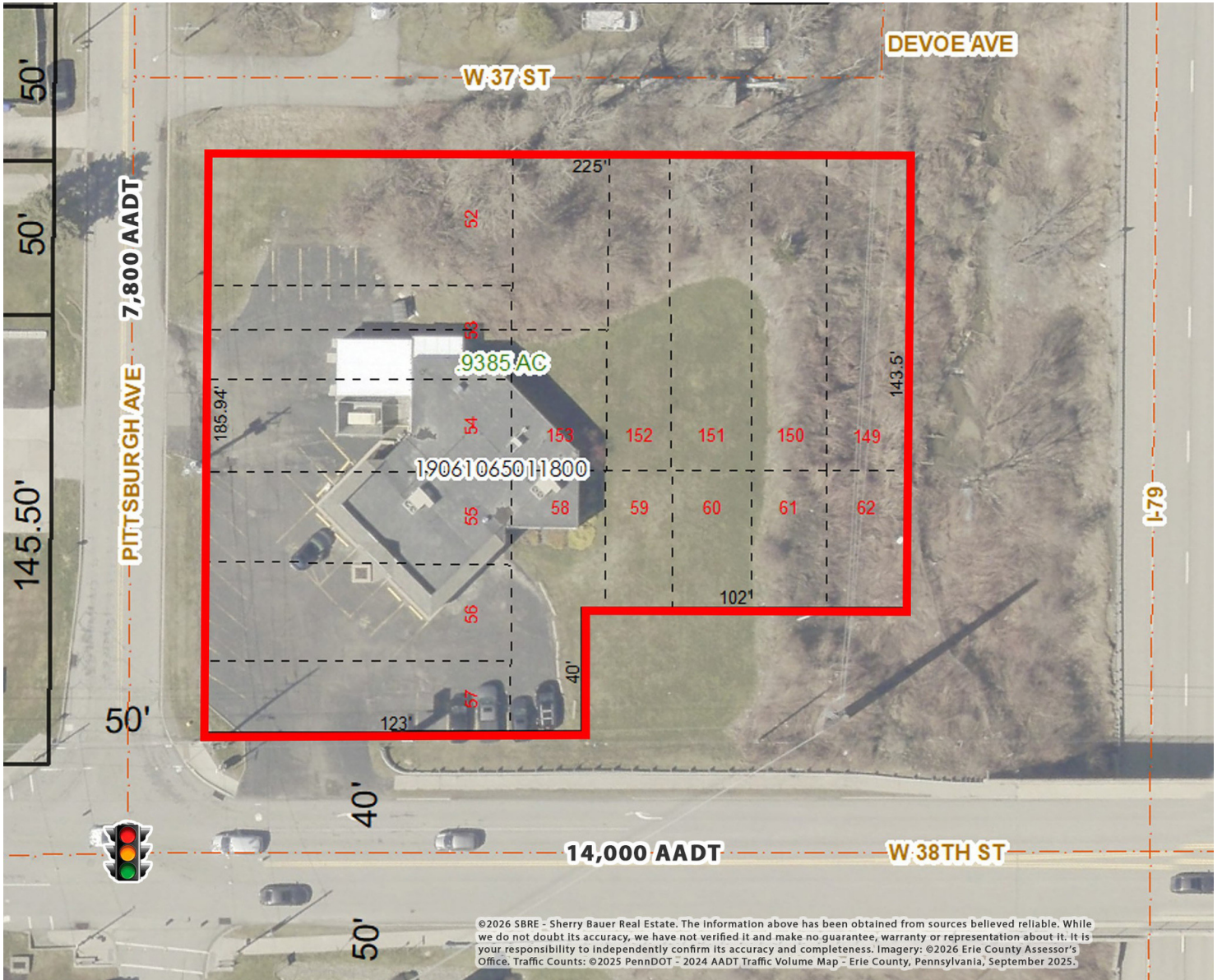
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www.sherrybauerrealestate.com

3,392± SF FREESTANDING BUILDING

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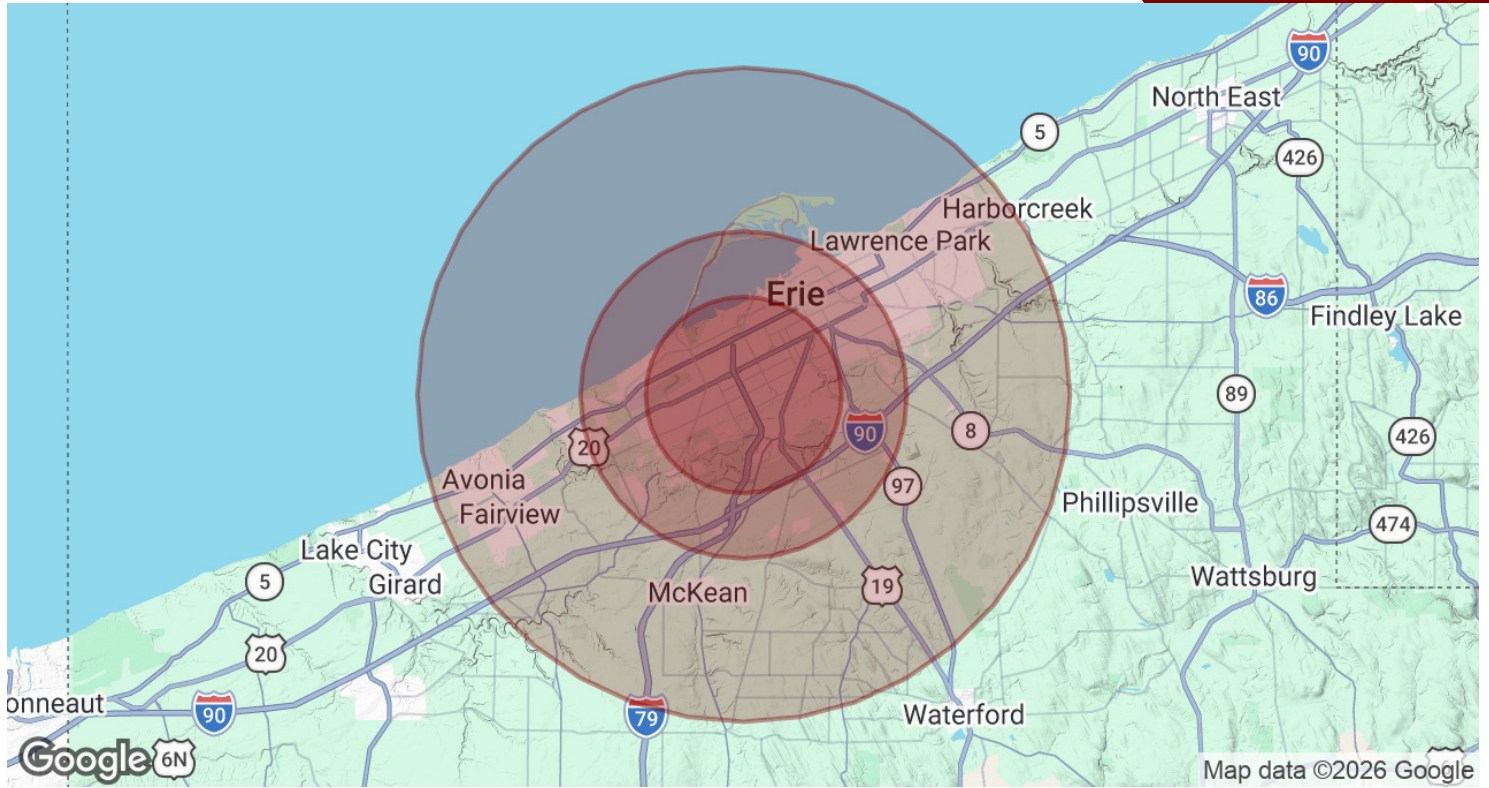
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3,392± SF FREESTANDING BUILDING

For Sale | 2178 W. 38th Street | Erie, PA 16508



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	77,198	138,695	196,757
Average Age	41.2	40.3	40.6
Average Age (Male)	38.8	38.2	38.5
Average Age (Female)	43.8	42.4	42.6
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	34,170	58,989	81,263
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$78,676	\$76,583	\$81,252
Average House Value	\$180,139	\$180,773	\$189,945

2023 American Community Survey (ACS)

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204.6. C-1 Local Commercial District.

(a) Permitted uses.

- Accessory dwelling unit (ADU)
- Accessory uses and structures
- Adult day care
- Appliance sales and services (Section 305.36)
- Automobile/camper/RV sales
- Banks and business offices
- Beverage distributors
- Car washes
- Cleaners
- Computer users center
- Convenience stores (Section 305.35)
- Copy shops
- Corporate offices (Section 305.23)
- Day-care centers (Section 305.15)
- Drive-in business (Sections 305.2, 305.4, 305.5)
- Eating and drinking establishment
- Essential services
- Fitness center/gym
- Florist
- Funeral homes

Gasoline service stations (Sections 305.2, 305.4)

Home occupation

Ice cream shop

Libraries and museums (Section 305.21)

Licensed massage therapy (Section 305.43)

Limited retail business (Section 305.36)

Multiple-family dwellings

Off-street parking lots (Sections 305.2, 305.3)

One-family dwelling

Personal services

Pet grooming

Private clubs

Professional services

Public/semipublic uses (Section 205.3)

Short-term rental (Section 305.49)

Theaters

Two-family dwelling

Video rental

(b) Special exceptions.

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

Use Districts	C-1	C-2	C-3	C-4	M-1	M-2
Minimum lot area per family (square feet)	1,000	1,000	1,000 (C)	1,000	N/A	N/A
Maximum lot coverage by buildings	50% (I)	50% (I)	100%	100%	75% (I)	100%
Minimum depth of front yard (feet)	15 (G,M)	(G,M)	(K)	(K,N,M)	30	(C,G)
Minimum depth of rear yard (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	30	(E,J)
Minimum total width of side yard (feet)	N/A (M)	N/A (M)	N/A	N/A (M)	20	N/A
Minimum width of least side yards (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	10 (E,J)	(E,J)
Maximum height of structure (feet)	45	45 (F)	(L)	60	100 (F)	100 (F)

NOTES:

*N/A - Not applicable

(A)	Use of lot of record	205.1
(B)	Front yard adjacent to existing building	205.2
(C)	Lot area per family shall equal one dwelling unit for every 1,000 square feet of building size	
(D)	Rear yard with alley or irregular shape	205.4
(E)	Side and rear yards adjacent to any R District	205.5

NOTES:

(F)	Height exceptions, chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	No front yard setback permitted	205.20
(L)	As controlled by Airport Zoning Ordinance	—
(M)	Multiple-family dwellings use R-3 yard requirements	305.16
(N)	Front yard setback for residential structures	205.21

305.2. Automobile-related uses. Plans for off-street parking lots, drive-in commercial, gasoline service stations, and service garages shall show the location of all the buildings and/or structures upon the lot, the location of driveways, the location of screening, and all appropriate dimensions.

305.4. Drive-in commercial and gasoline service stations shall be located at least 200 feet from the nearest property line of any school, park, playground and at least 100 feet from the nearest property line of any hospital, church, or public library to the nearest property line of said drive-in commercial or gasoline service station; the buildings, pump islands and other equipment shall be at least 50 feet from any R District and excepting service garages 15 feet from any street property line. Service garages shall be at least 20 feet from any property line which the garage doors face. Screening shall be provided to abutting properties in R Districts and it shall be suitably protected from automobiles by wheel barriers or guardrails. All public sidewalks along street property lines except at driveways shall be protected from automobiles extending on or over them by wheel barriers or guardrails. The site shall be surfaced with asphalt or concrete aprons at pump islands and concrete driveways between street property lines and curblines. All lights shall be shielded to protect adjacent properties in R Districts from glare.

305.36. Limited retail business. The intent of this provision is to accommodate small-scale retail enterprises benefiting nearby residents and attracting outside visitors.

(a) Total commercial use size shall not exceed 7,000 square feet in floor area in C-1 and C-4 districts, and shall not exceed 5,000 square feet in floor area in RLB Districts.

(b) A use shall meet parking provisions for its commercial type.

(c) There shall be no outdoor sound transmission systems or displays of any sort except as allowed by this Ordinance.