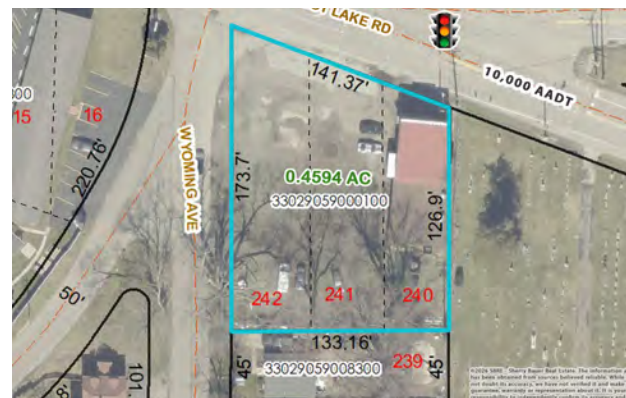


FOR SALE

# 3,698± SF MIXED-USE COMMERCIAL BUILDING AT THE ENTRANCE TO WALDAMEER PARK

3077 West Lake Road | Erie, PA 16505



**OFFERED AT:**  
**\$395,000**

## PROPERTY HIGHLIGHTS

- 3,698± SF Mixed-Use Commercial Building
- Amazing Location!
- At The Entrance To Waldameer Park & Water World & Just 1 Mile From Presque Isle State Park
- On A 0.46± Acre Corner Lot At A Signalized Intersection
- Excellent Visibility With 141' Frontage On W. Lake Road With 10,000 Average Daily Traffic (PennDOT 2024 Count Year)
- 2,573± SF First Floor Bar/Pub With Mostly Open Floor Plan, Commercial Kitchen, 2 Restrooms & Office
- 1,125± SF Second Floor For Re-Development – Former Apartment
- 1,125± SF Basement For Storage
- Floor Plan Available
- Abundant Off-Street Parking For 30+ Vehicles
- Sale Includes PA Restaurant Liquor License Including Amusement (Liquor) & Sunday Sales Permits
- Zoned Presque Isle Gateway (PI)
- Multiple Permitted Uses: Bar/Restaurant, Retail, Commercial Recreation, Personal & Professional Services, Mixed-Use (Residential/Commercial) & More



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## FOR MORE INFORMATION PLEASE CONTACT

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**Broker**

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sbauer@sherrybauerrealestate.com

# SBRE

3,698± SF MIXED-USE COMMERCIAL BUILDING  
AT THE ENTRANCE TO WALDAMEER PARK

**For Sale** | 3077 West Lake Road | Erie, PA 16505

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



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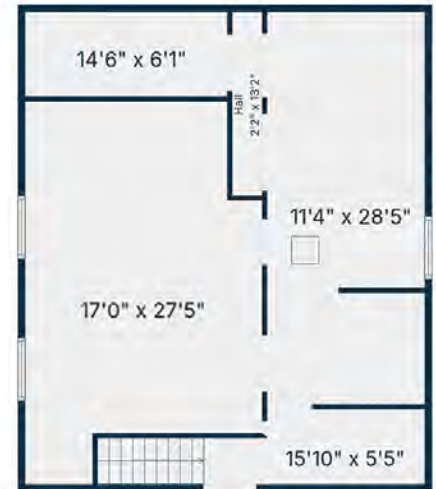
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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES

## Floor Plan



3077 W. Lake Road - Erie, PA 16505



## 2nd Floor

1,125± SF Gross External Area  
969± SF Gross Internal Area

4,823± SF External Area  
4,393± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Gross external area per Erie County Assessor's Office. Gross internal area per CubiCasa.

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**§ 145-23      PI PRESQUE ISLE GATEWAY DISTRICT.**

- A. Purpose. The PI District is intended as a pedestrian-friendly mixed-use area where strong design and beautification create a suitably iconic entrance that connects and strengthens major community attributes.
- B. Permitted Uses. Uses and their Accessory Structures permitted by right in the PI District shall include:
  - 1. Amusement Park.
  - 2. Clinic.
  - 3. Convenience Store, Neighborhood.
  - 4. Eating and Drinking Establishment.
  - 5. Essential Services.
  - 6. Forestry.
  - 7. Ghost Kitchen.
  - 8. Hotel.
  - 9. Medical Marijuana Dispensary.
  - 10. Mixed Use Occupancy (Residential/Commercial), provided that the residential consists of Single-Family Dwellings, Attached or Multi-Family Dwellings.
  - 11. Mixed Use Occupancy (Commercial).
  - 12. Personal Services.
  - 13. Professional Services.
  - 14. Public Buildings and Structures.
  - 15. Recreation Facility, Commercial.
  - 16. Recreation Facility, Public.
  - 17. Retail Business Establishment.
  - 18. Shopping Center, Community.

- 
19. Shopping Center, Neighborhood.
  20. Theater.
  21. Wireless Communications Facility, Non-Tower.
- C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:
1. Financial Institution.
  2. Garage, Public.
- D. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Bed and Breakfast Inn.
- E. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Garage, Private.
  2. Garage, Public.
  3. Limited Lodging.
  4. No-Impact Home-Based Business.
  5. Small Wireless Facility.
  6. Solar Energy System, Private.
- F. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:
1. Signs, subject to regulations in Section 145-86 of this Chapter.
- G. Dimensional Requirements.

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|                            |                                                                              |
|----------------------------|------------------------------------------------------------------------------|
| Minimum Lot Size           | N/A                                                                          |
| Minimum Lot Depth          | 100'                                                                         |
| Minimum Lot Width (at ROW) | 50'                                                                          |
| Maximum Density            | N/A                                                                          |
| Minimum Front Setback*     | 10'                                                                          |
| Minimum Rear Setback       | 20'                                                                          |
| Minimum Side Setback       | N/A                                                                          |
| Maximum Building Height    | As dictated by the Airport Overlay District Regulations, Chapter 70, Part 2. |
| Maximum Lot Coverage       | 80%                                                                          |

\*Along the Presque Isle Corridor in place of the minimum front ten (10) foot Setback, there shall be a required Build-To Line of ten (10) feet from Right-of-Way. Alternatively, the required Build-To Line may be expanded to a distance of up to twenty (20) feet from the Right-of-Way at the Township's request and if the property owner grants an easement acceptable to the Township.