



## Eastland Bowl

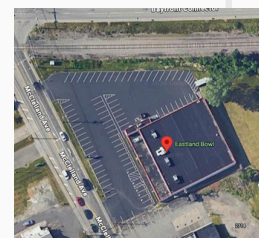
Rare opportunity to acquire a 17,200 SF entertainment property on one of Erie's busiest commercial corridors. Continue operating as a bowling center or reimagine the space as a modern family entertainment destination.

Flexible layout and commercial zoning create multiple redevelopment and operating possibilities.

Sale includes real estate and operating business. Liquor license available separately for \$100,000. (Liquor license not sold by itself)

## Features

- ✓ 17,200 SF Facility on .29 acres
- ✓ 68 Parking Spaces
- ✓ 20 Bowling Lanes
- ✓ Full Bar w/Commercial Kitchen
- ✓ Pro-Shop
- ✓ Liquor License for additional \$100,000



Renderings of a re-imagined Eastland Bowl, created using AI.

Potential Uses

- Family Entertainment Center
- Boutique Bowling Venue
- Arcade & Restaurant Concept
- Event Venue
- Sports Bar
- Mixed Entertainment Destination



Renderings of a re-imagined Eastland Bowl, created using AI.

Location Drivers:

- Penn State Behrend
- Bayfront Parkway
- I-90 access
- Downtown Erie

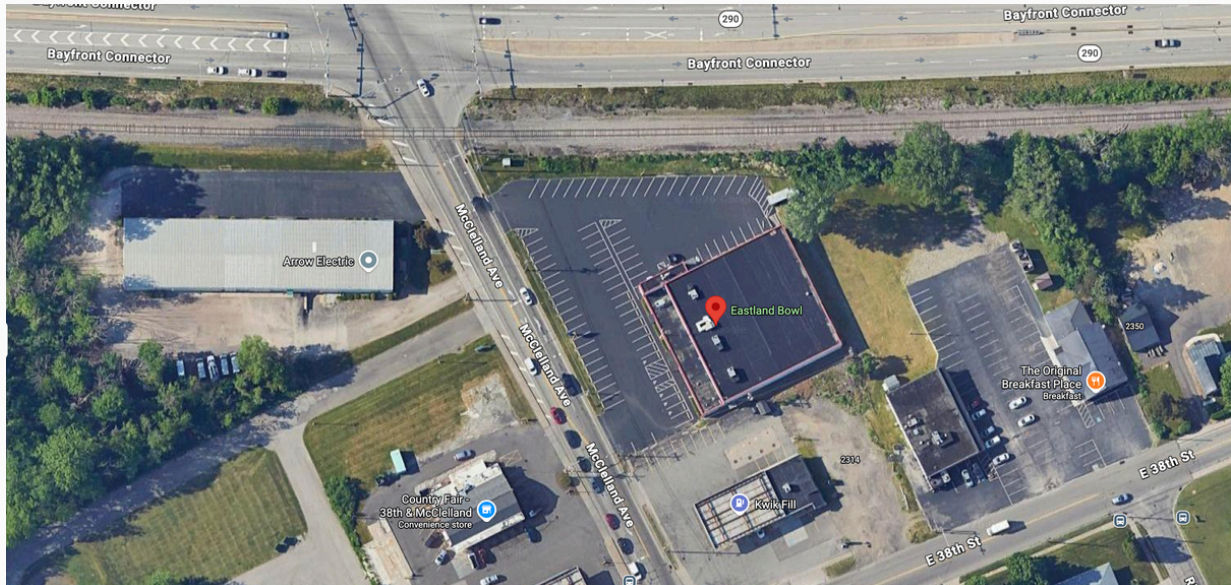




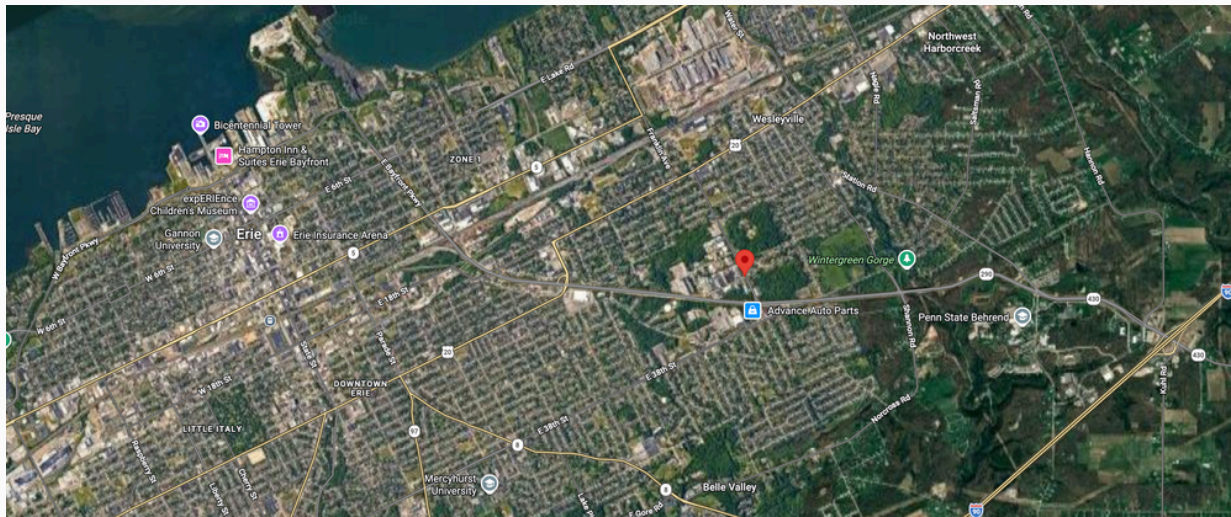
**\$849,000**

FOR SALE: 3279 MCCLELLAND AVE, ERIE, PA 16510  
BUSINESS + REAL ESTATE

### Property Location



### Strategic Position Within Erie Market



[www.TryAgresti.com](http://www.TryAgresti.com)  
814-459-9400

Deb Stahl 814-340-7529  
Jake Scheloske 814-449-7973