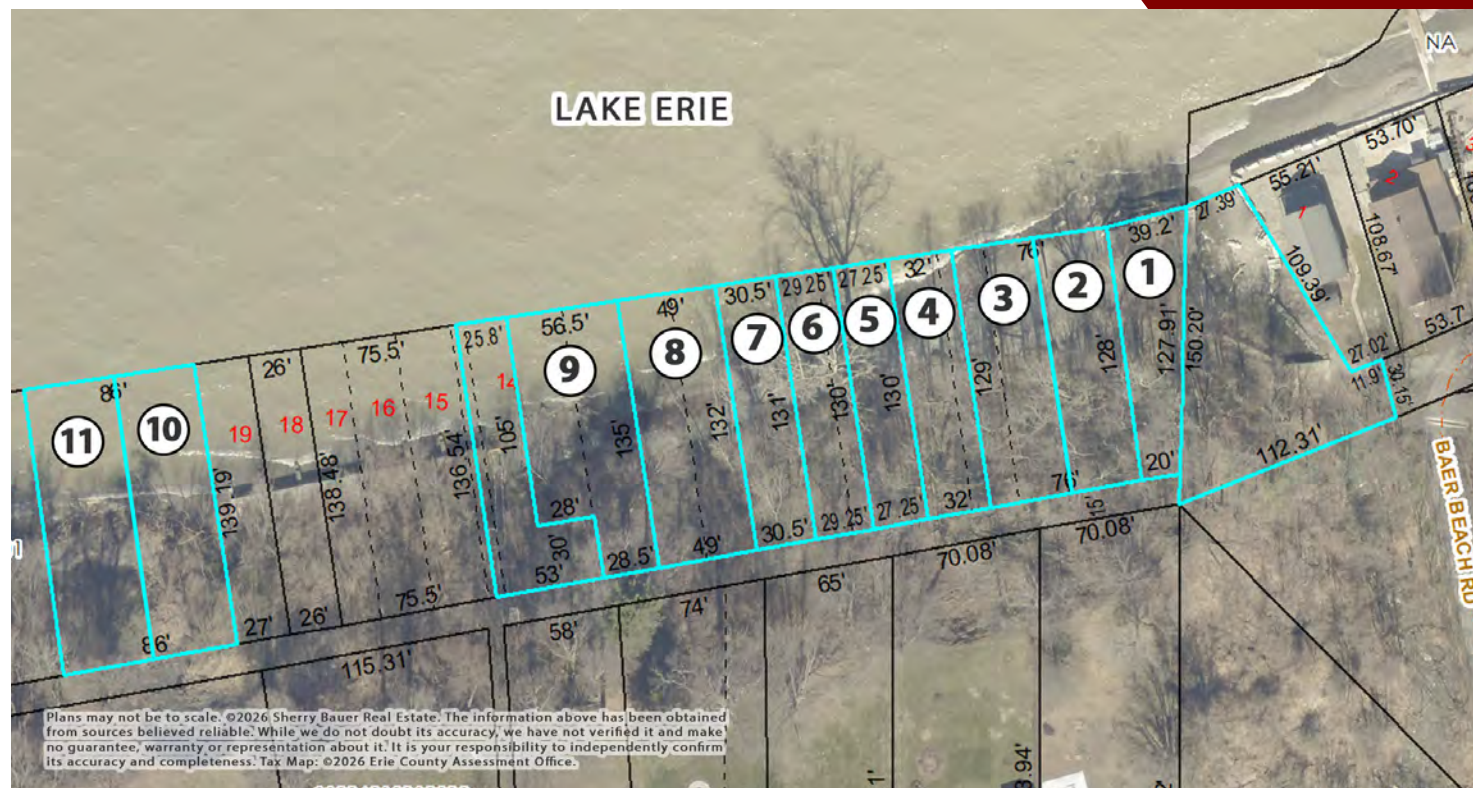


NOW PRESELLING BEACH LOTS 11 BUILDABLE LAKEFRONT SITES

For Sale | Lake Front Drive | Erie, PA 16505

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price: \$3,800,000

Lots Starting At: \$400,000

Zoning: R1

Township: Millcreek

Tax ID Numbers: 33-006-019.0-117.00
33-006-019.0-116.00
33-006-019.0-114.00
33-006-019.0-113.00
33-006-019.0-112.00
33-006-019.0-110.00
33-006-019.0-108.00
33-006-019.0-107.00
33-006-019.0-097.02

PROPERTY HIGHLIGHTS

- 11 Buildable Beachfront Residential Development Sites
- Sandy, Walkout Beachfront Lots Along Lake Erie's Shores
- Up To $\pm 340'$ Walkout, Sandy Beach Frontage (Lots 1-9)
- View World Renowned Sunsets From Your Home & Personal Beach
- Survey & Public Utilities Available
- Now Accepting Presale Reservations For Individual Lots
- Lots Starting At \$400,000
- Entire Assemblage Of 11 Parcels Offered At \$3,800,000
- Zoned R1, Single Family Residential District, Within Limited Lodging Overlay Allowing For Short-Term Rentals Like Airbnb, Vrbo, Etc.
- Located Just 1.2 Miles (5 Minute Drive) From Presque Isle State Park, Waldameer & Water World Amusement Park & The Tom Ridge Environmental Center
- In Proximity To Erie International Airport, Major Hospitals, Highly Rated Golf Courses, Famous Walleye & Steelhead Fishing, Multiple Universities & Museums
- Centrally Located In The Tri-State Area
- 2 Hours Or Less From Cleveland, Buffalo & Pittsburgh
- Contact Broker To Reserve Your Lot Today!

Scan To Reserve Your Lot!



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

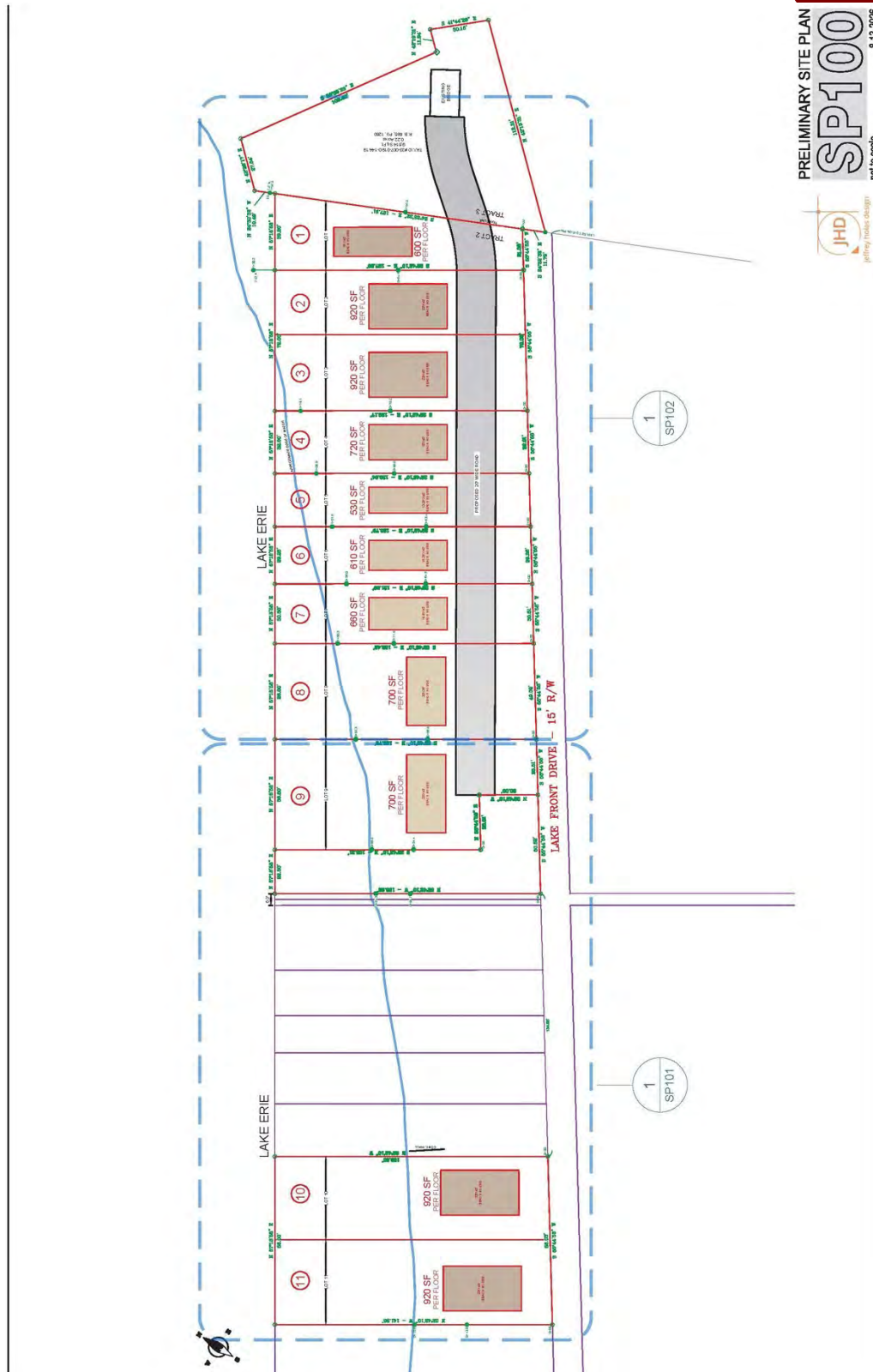
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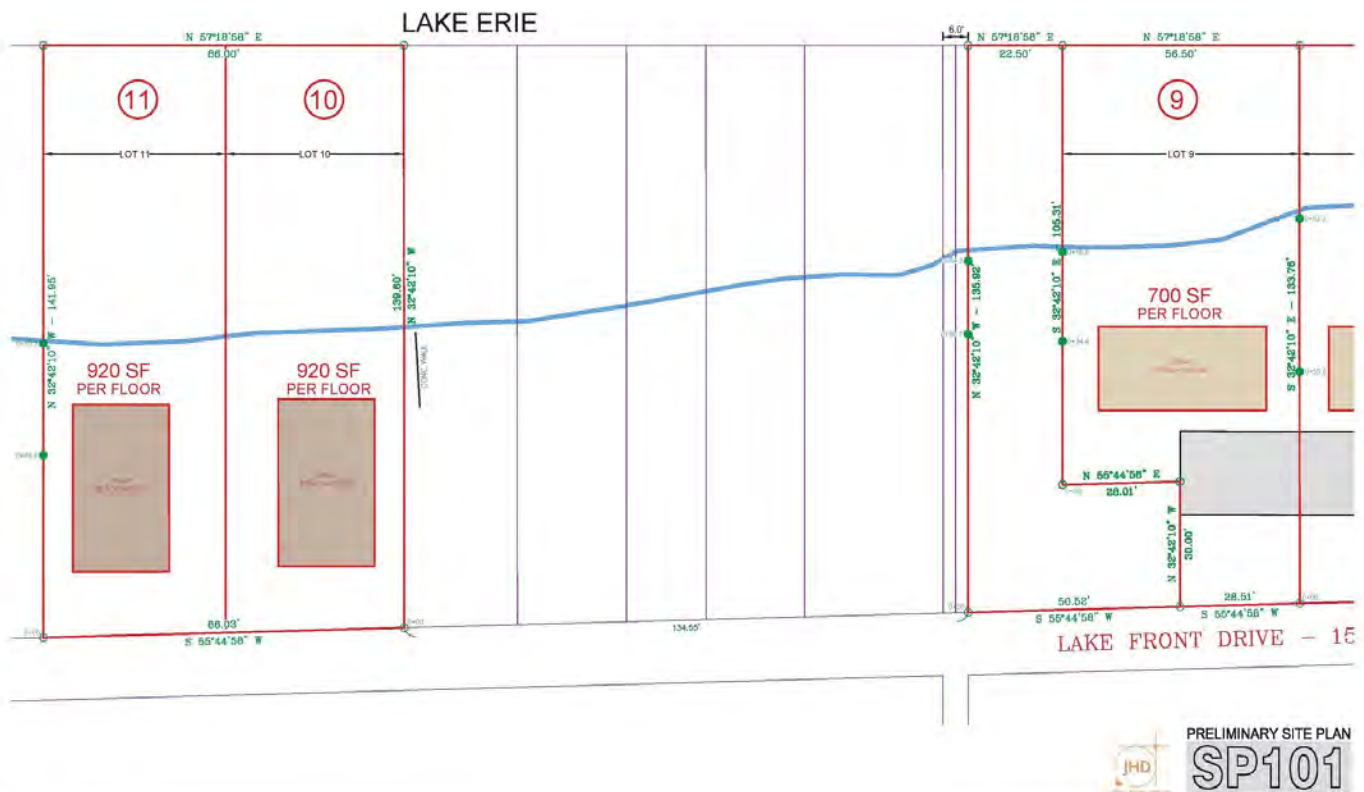
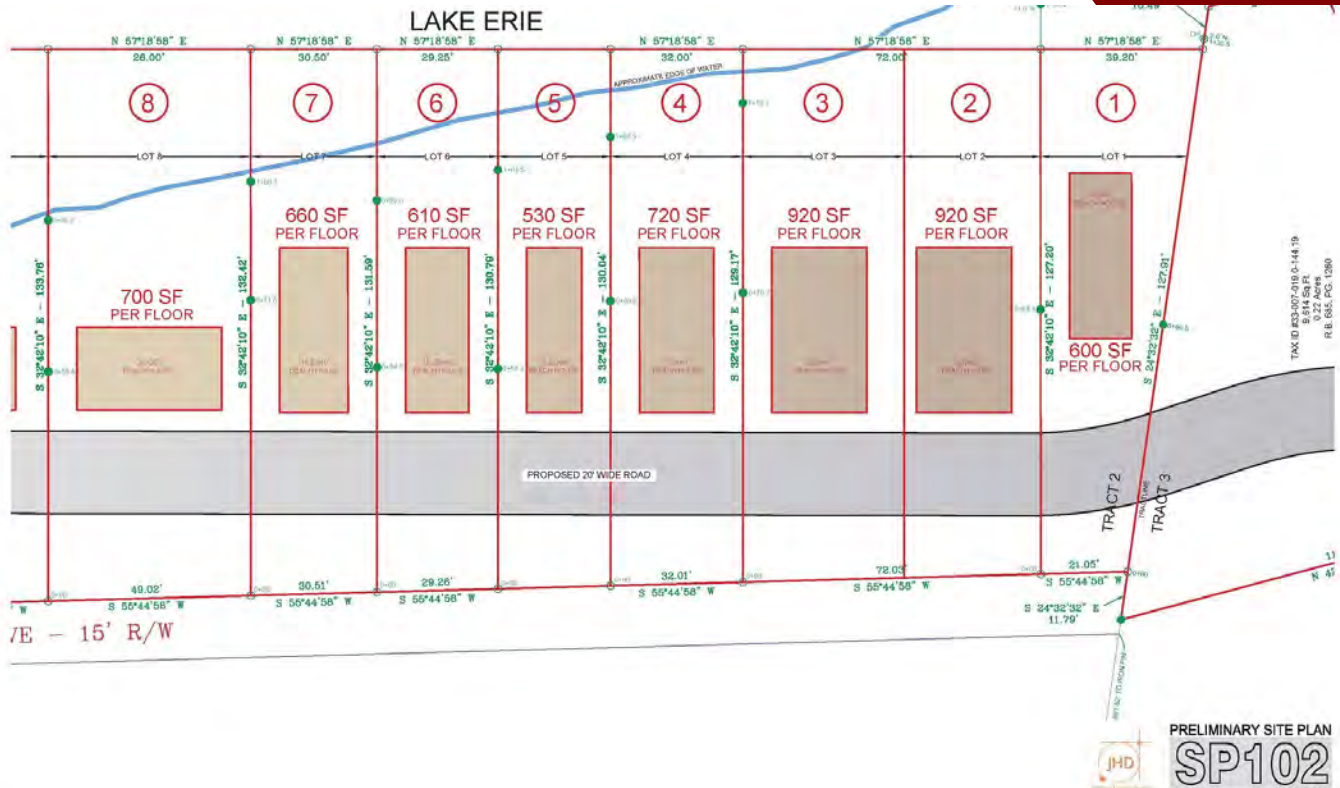
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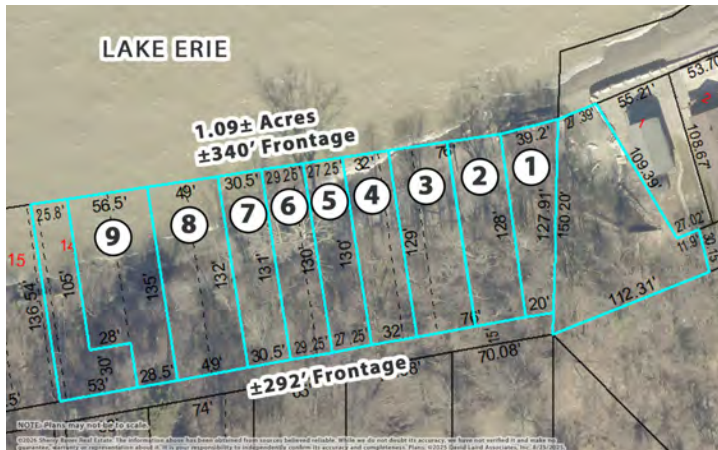
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Up To 1.09± Contiguous Acres With 340' Beach Frontage



Entrance To Site Off Lake Front Drive (Baer Beach Road)



Gate & Bridge Just Past Baer Beach Sign - Eastern End Of Site



Bridge & Path Along Eastern End Of Site Near Baer Beach



View From Beach: 11 Parcel Package Includes ±426' Frontage Along Lake Erie's Shores (Lots 1-11)

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For Sale | Lake Front Drive | Erie, PA 16505

0.28± Acres
±86' Frontage

25.5' 97.5' 86' 26' 75.5'

25 24 23 22 19 18 17 16

3285 AC 3300±019009702 2882 AC 0830 AC 2503 AC 3300±019010200

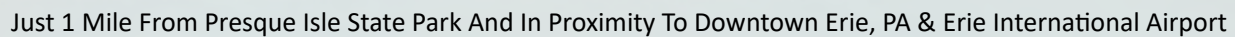
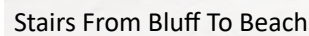
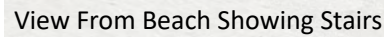
0849 AC 139.19' 138.48' 75.5'

25.5' 86' 27' 26'

±86' Frontage 115.31'

NOTE: Plans may not be to scale

Lots 10 & 11: 0.28± Acres With ±86' Frontage



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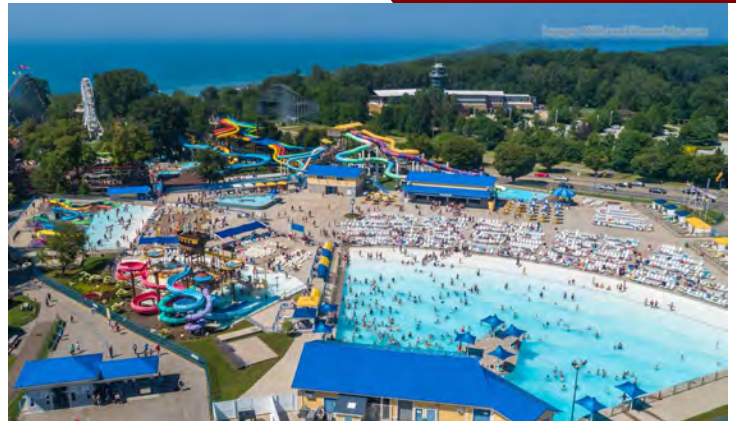
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For Sale | Lake Front Drive | Erie, PA 16505

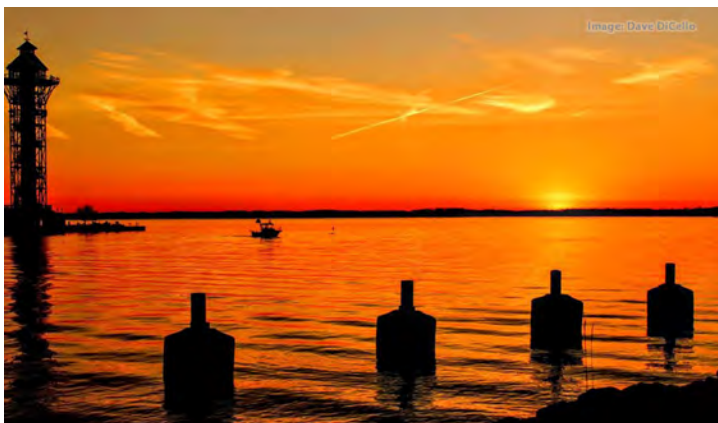
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Presque Isle – 5 Minutes (1.2 Miles) – Most Visited State Park In PA With 7 Miles Of Sandy Beaches & 13.5 Mile Paved Trails



Waldameer & Water World – 5 Minutes (1.2 Miles)
125+ Year Old Family Owned Amusement & Water Park



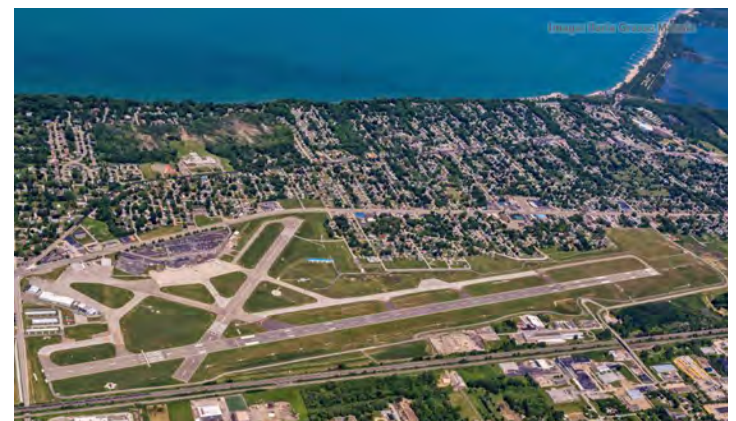
World Famous Sunsets From Your Own Home
View Of Sunset By Bicentennial Tower In Downtown Erie



Tall Ships Erie - A Triennial Festival – Visible From Presque Isle & Bayfront - Experience A Fleet Of Tall Ships - Returning 2028



Renowned Fishing On Lake Erie & Nearby Streams Including Walleye, Steelhead, Yellow Perch, Bass, Crappie, Bluegill & More



Erie International Airport – 6 Minutes (2.4 Miles)
Direct Flights To Charlotte, Tampa & Orlando

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Image: Mike Williams

The Kahkwa Club – 13 Minutes (5.1 Miles)
Top Ranked 18-Hole, Par 72 Course Designed by Donald Ross



Image: MillcreekTownship.com

Lakeshore Country Club – 11 Minutes (4.8 Miles)
18-Hole, Par 72 Links Style Course Along Lake Erie's Shores



Image: KeepLifeSimpleUSA

Image: ErieTheater.com

Erie Playhouse & Warner Theater - 16 Minutes (5.3 Miles) Home
To Erie Philharmonic, Lake Erie Ballet & Erie BROADWAY Series



Image: AccessibleErie.com

Image: Jason Reitz

Erie Insurance Arena & UPMC Park – 17 Minutes (5.5 Miles)
Home To Erie Otters Hockey Team & Erie Seawolves Baseball Team

GANNON UNIVERSITY  **MERCYHURST** UNIVERSITY

 **PennState** Behrend  **EDINBORO** UNIVERSITY

 **ERIE COUNTY** COMMUNITY COLLEGE  **LECOM** LAKE ERIE COLLEGE OF OSTEOPATHIC MEDICINE

LECOM HEALTH  **UPMC** LIFE CHANGING MEDICINE
MILLCREEK COMMUNITY HOSPITAL

 **AHN SAINT VINCENT**

In Proximity To Several Colleges & Universities Offering Associates To
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Easily Accessible To Hospitals – Within 15-18 Minutes (5-6 Miles)

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Lake Front Drive Parcel Summary

Lot #	Address	Tax Id. No.	Land Size (Acre)	Land Size (SF)	Assessed Value (Land)	Total Assessed Value	County (2026)	City (2026)	School (2026-2027)	Total
1	Lot 117 - Lake Front Drive	33-006-019.0-117.00	0.1983	8,638	\$53,900.00	\$53,900.00	\$374.07	\$258.92	\$941.15	\$1,574.14
2/3	Lot 116 - Lake Front Drive	33-006-019.0-116.00	0.2251	9,805	\$55,900.00	\$55,900.00	\$387.95	\$268.53	\$976.07	\$1,632.55
4	Lot 114 - Lake Front Drive	33-006-019.0-114.00	0.0955	4,160	\$46,500.00	\$46,500.00	\$322.71	\$223.37	\$811.94	\$1,358.02
5	Lot 113 - Lake Front Drive	33-006-019.0-113.00	0.0806	3,511	\$28,400.00	\$28,400.00	\$197.10	\$136.43	\$495.89	\$829.42
6	Lot 112 - Lake Front Drive	33-006-019.0-112.00	0.0872	3,798	\$45,900.00	\$45,900.00	\$318.55	\$220.49	\$801.46	\$1,340.50
7	Lot 110 - Lake Front Drive	33-006-019.0-110.00	0.0939	4,090	\$46,400.00	\$46,400.00	\$322.02	\$222.89	\$810.19	\$1,355.10
8	Lot 108 - Lake Front Drive	33-006-019.0-108.00	0.1519	6,617	\$50,600.00	\$50,600.00	\$351.16	\$243.07	\$883.53	\$1,477.76
9	Lot 107 - Lake Front Drive	33-006-019.0-107.00	0.1574	6,856	\$51,000.00	\$51,000.00	\$353.94	\$244.99	\$890.51	\$1,489.44
10/11	Lot 97 - Lake Front Drive	33-006-019.0-097.02	0.2882	12,554	\$59,800.00	\$59,800.00	\$415.01	\$287.26	\$1,044.17	\$1,746.44
TOTALS			1.3781	60,030	\$438,400.00	\$438,400.00	\$3,042.51	\$2,105.95	\$7,654.91	\$12,803.37

§ 145-15 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- A. Purpose. The R1 District is intended to preserve the character of existing single-family neighborhoods. This district is primarily for Single-Family Dwellings, Detached and activities that are compatible with residential areas.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the R1 District include:
 - 1. Dwelling, Single-Family Detached.
 - 2. Essential Services.
 - 3. Forestry.
 - 4. Group Residence Facility (up to 6 residents).
 - 5. Place of Worship/Assembly.
 - 6. Public Buildings and Structures.
 - 7. Public or Private School.
 - 8. Recreation Facility, Public.
 - 9. Wireless Communications Facility, Non-Tower.

-
- C. 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. Adaptive Reuse of Nonresidential Structures.
 2. Bed and Breakfast Inn.
 3. Recreation Facility, Private.
- D. 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. Beekeeping.
 2. Family Child Care Home.
 3. Garage, Private or Accessory Structure, separate from a Dwelling, subject to the regulations in Sections 145-26 and 145-27 of this Chapter.
 4. Group Child Care Home.
 5. No-Impact Home-Based Business.
 6. Small Wireless Facility.
 7. Solar Energy System, Private.
 8. Yard Sale.
- E. Accessory Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Accessory Uses and their associated Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all applicable criteria for the Use as set forth in Article V of this Chapter are satisfied:
1. Home Occupation.
 2. In-Law Apartment.
- 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. Electronic Message Centers, for nonresidential Uses and Nonconforming Uses, subject to regulations in Section 145-83 of this Chapter.

2. Naming Rights.

G. Dimensional Standards.

Minimum Lot Size	7,200 sq. ft.
Minimum Lot Depth	120'
Minimum Lot Width (at ROW)	60'
Maximum Density	4.25
Minimum Front Setback	25' when front façade faces collector or higher classification Street, 15' when front façade faces any other Street classification
Minimum Rear Setback	30'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	32%

§ 145-61 LIMITED LODGING.

- A. Use of the Dwelling Unit shall be for household living only and shall be limited to two (2) adults per bedroom.
- B. Any renter shall meet the definition of family.
- C. The Dwelling Unit shall not be rented to the same renter for a period of not less than two (2) consecutive nights and not more than thirty (30) consecutive nights.
- D. Owner of the Dwelling Unit is required to maintain records of all rentals for a period of two (2) years.
- E. This Use requires a Use Certificate that must be renewed annually with the Township.
- F. All parking shall be provided on the Lot. No on-Street parking will be permitted.
- G. The Use shall be subject to any applicable permitting requirements, safety standards, or rules and regulations. The Use shall have adequate and operational smoke/fire alarms in the Dwellings.
- H. The owners of record of any Limited Lodging shall, within thirty (30) days after commencement of the Use and/or the listing of the Limited Lodging on a booking agent website, provide and supply to the Zoning Officer the name(s), address(s), phone number(s) and other requested information of a contact Person to ensure that a representative of the Limited Lodging can be contacted at all times in case of an Emergency.