

FOR SALE

2,935± SF RESTAURANT & APARTMENT

6990 W. Lake Road | Fairview, PA 16415



OFFERED AT:
\$399,900

PROPERTY HIGHLIGHTS

- 2,935± SF Restaurant With 2nd Floor Apartment
- Located Along A Busy Corridor In The Highly Sought-After, Up & Coming Fairview Township & School District
- Sale Includes Real Property, Equipment & Business Furnishings - Equipment List Available
- 1,879± SF Former BBQ Restaurant With Many Upgrades
- 1,038± SF Two Bedroom, 1 Bathroom Second Floor Apartment With Separate Entrance Plus 375± SF Loft
- Fully Equipped Commercial Kitchen
- 2 ADA Restrooms In Restaurant Plus Full Bath In Apartment
- Indoor Table Seating For ±40 With Hardwood Floors & French Doors To Outside
- Outdoor Table Seating For ±46 Plus Bench Seating
- Off-Street Parking For ±35 & Shed For Storage
- Laundry Facilities & Storage Area In Basement
- Recent Upgrades: New Roof, Updated Electric, Security System, Mini Split Unit (Main Dining Area), 25' Walk-In Cooler/Freezer, Smoker, ADA Accessible Patio & Deck, Mop Sink, 4-Seat Dining Bar, Privacy Fence & More
- On 0.48± Acre Corner Lot Zoned R-2 – Room For Expansion
- Excellent Visibility With Illuminated Street Sign
- 3D Tour & Floor Plan Available
- Turn-Key & Ready For Your Concept!

©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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

SBRE

2,935± SF RESTAURANT & APARTMENT

For Sale | 6990 W. Lake Road | Fairview, PA 16415



Distance to Nearby Locations	
Fairview (Center)	3 Miles
I-90 (Exit 16)	5 Miles
Presque Isle State Park & Waldameer	7 Miles
I-79 (Exit 183)	8 Miles
Downtown Erie	9 Miles



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

F. 814.453.2001

www.sherrybauerrealestate.com

Address: 6990 W LAKE RD		Owner: T J GROW PROPERTIES LLC	Parcel: 21021014002000
Parcel Profile			
Address		6990 W LAKE RD	
Street Status		PAVED	
School District		FAIRVIEW SCHOOL	
Acreage		0.4802	
Classification		C	
Land Use Code		RESTAURANTS, STORES (RETAIL)	
Legal Description		6990 W LAKE RD 88 X 253.64 IRR	
Square Feet		2808	
Topo		LEVEL	
Utility		ALL PUBLIC	
Zoning		Please contact your municipal zoning officer	
Deed Book		2021	
Deed Page		007758	
2026 Tax Values			
Land Value / Taxable		41,800 / 41,800.00	
Building Value / Taxable		88,700 / 88,700.00	
Total Value / Taxable		130,500 / 130,500.00	
Clean & Green		Inactive	
Homestead Status		Inactive	
Farmstead Status		Inactive	
Lerta Amount		0	
Lerta Expiration Year		0	
Commercial Data			
Card 1		MIXED RESIDENTIAL/COMMERCIAL	
		Business Living Area - 2808	
		Year Built - 1935	
		Improvement Name - COFFEE HOUSE	
		Value - 86100	

Other Buildings & Yards

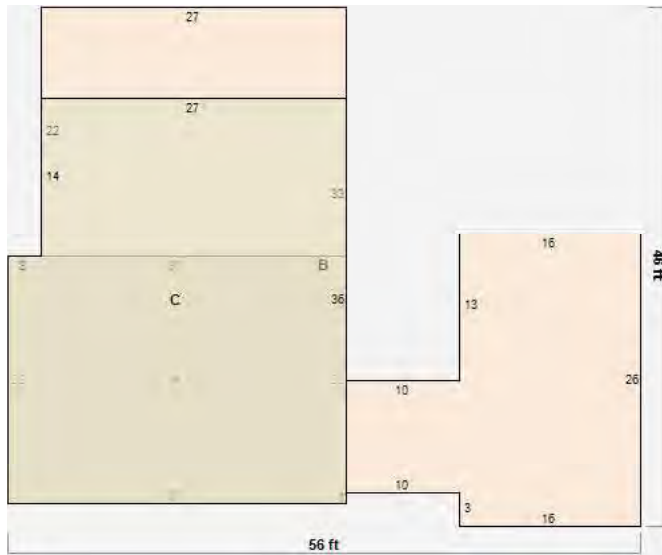
No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
4/1/2021	DESTINATION KNOWN LLC	T J GROW PROPERTIES LLC	LAND & BUILDING		2021 / 007758	SPECIAL WARRANTY DEED
11/6/2018	HANDMAN KENNETH J UX ALANA M	DESTINATION KNOWN LLC	LAND & BUILDING		2018 / 023092	SPECIAL WARRANTY DEED
10/20/2004	ARNDT GARY R UX AUDREY A	HANDMAN KENNETH J UX ALANA M	LAND & BUILDING		1183 / 0129	DEED
4/27/1987		ARNDT GARY R UX AUDREY A	LAND & BUILDING		0007 / 1409	DEED
4/26/1982					1454 / 0114	
1/30/1976					1195 / 0246	
4/22/1971					1041 / 0481	
8/8/1969					1008 / 0026	
1/1/1965					0918 / 0395	
11/21/1963					0868 / 0063	

Parcel Sketches

Commercial Card 1



A	MAIN	660 square feet
B	MAIN	1770 square feet
C	MAIN	1038 square feet

Parcel Images



Please note: this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	905.67	97.88	2874.34	0	3877.89
2025	862.61	97.88	2757.69	0	3718.18
2024	862.61	97.88	2682.57	0	3643.06
2023	777.78	97.88	2610.77	0	3486.43
2022	777.78	97.88	2569.14	0	3444.80
2021	777.78	97.88	2500.38	0	3376.04
2020	745.16	97.88	2445.57	0	3288.61
2019	745.16	97.88	2385.54	0	3228.58
2018	706.01	97.88	2305.94	0	3109.83
2017	706.01	97.88	2266.79	0	3070.68
2016	673.38	97.88	2202.84	0	2974.10
2015	643.37	97.88	2161.08	0	2902.33
2014	643.37	97.88	2102.36	0	2843.61
2013	643.37	97.88	2041.72	0	2782.97
2012	843.98	132.53	2660.27	0	3636.78
2011	843.98	132.53	2583.54	0	3560.05
2010	843.98	132.53	2583.54	0	3560.05
2009	760.28	132.53	2511.00	0	3403.81
2008	725.40	132.53	2466.36	0	3324.29
2007	690.53	132.53	2404.98	0	3228.04
2006	634.61	121.79	2335.23	0	3091.63
2005	417.92	84.84	1452.02	0	1954.78
2004	417.92	75.91	1374.33	0	1868.16
2003	410.78	75.91	1301.10	0	1787.79