

2,659± SF OFFICE CONDOMINIUM

For Sale | 128 W. 12th Street, Suite 300 | Erie, PA 16501



OFFERING SUMMARY

Sale Price:	\$315,000
Building Size:	2,659 SF
Price / SF:	\$118.47
Monthly Condo Fee:	\$699.80
Annual Property Taxes (2025):	\$10,019.05
Year Built:	1913
Municipality:	City Of Erie
Zoning:	C-3
Tax ID #:	16-030-009.0-121.53
Traffic Count:	20,000

PROPERTY HIGHLIGHTS

- 2,659± SF Office Condominium For Sale At Standard Square
- Exceptional Opportunity For Downtown Office With Off-Street Parking
- Corner Unit With Excellent City Views & Abundant Natural Light
- Former Pediatric Dental Office – Floor Plan & 3D Tour Available
- Layout Includes Waiting Area, Reception/Checkout, 4 Private Offices, 2 Labs Or Additional Offices, Open Work Space, Break Room, Utility Room & 3 Restrooms Plus Shared Restrooms In Common Area
- On The Top Floor Of A 3-Story, Elevator Serviced Mixed-Use Building
- Gas Forced Air Heat, Central AC & Wet Sprinkler System
- Along A High Traffic Corridor With Excellent Signage & Visibility
- 20,000 Average Annual Daily Traffic Along W. 12th Street (PennDOT AADT, 2024 Count Year)
- Near Multiple New Developments & Downtown Erie’s Business District
- Paved, Off-Street Parking For ±30
- Zoned C-3, Central Commercial
- Tour Online: <https://my.matterport.com/show/?m=wspJ5MTSVwV>

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

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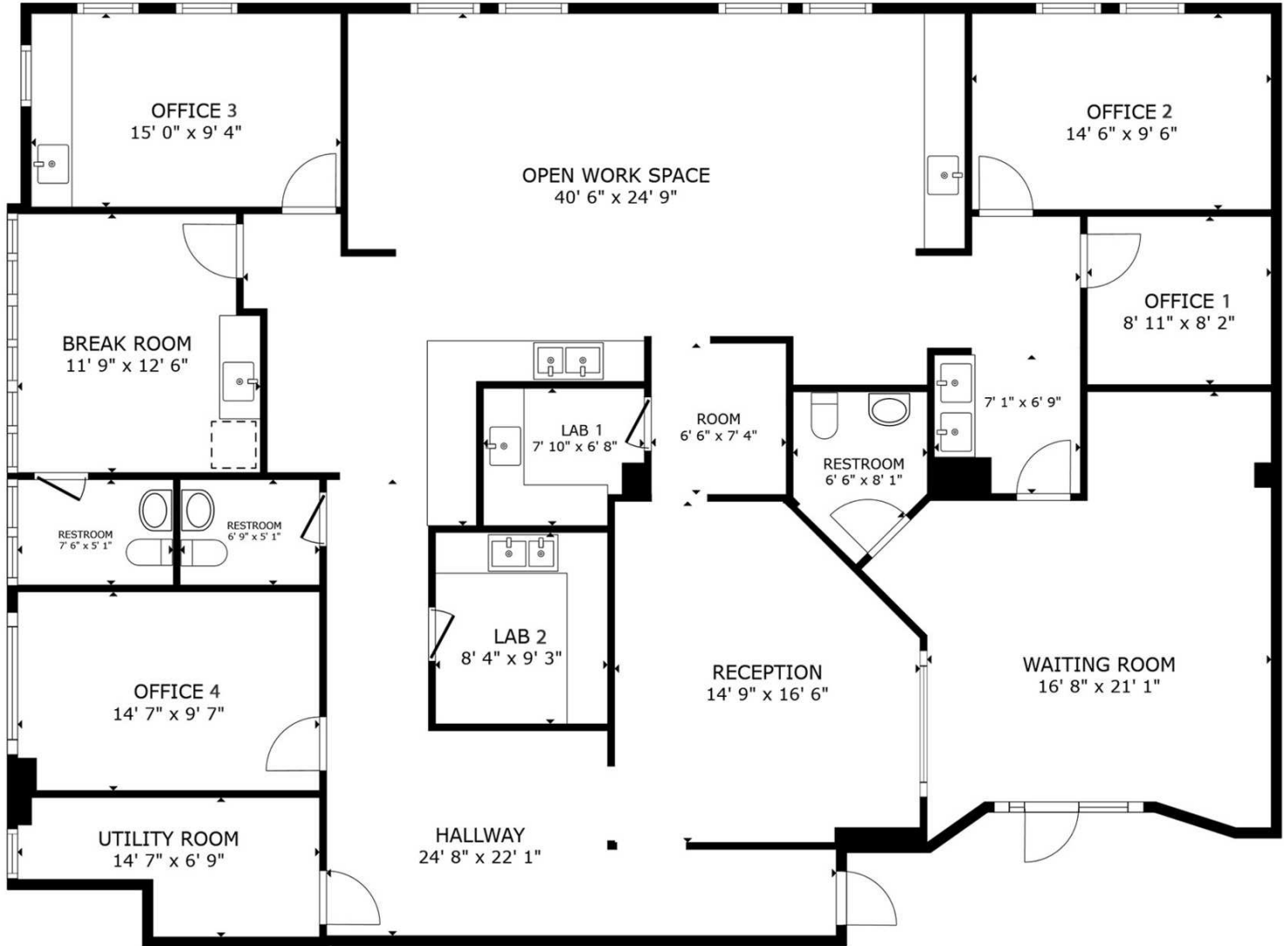
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360° VIRTUAL TOUR

Floor Plan

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2,659± SF Gross Internal Area (Per Assessor)
2,564± SF Gross External Area (Per Matterport)

Note: Drawing may not be to scale. All sizes & dimensions are approximate.
Measurement accuracy is within 2% of reality.

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2,659± SF Office Condo - Corner Unit With Abundant Natural Light



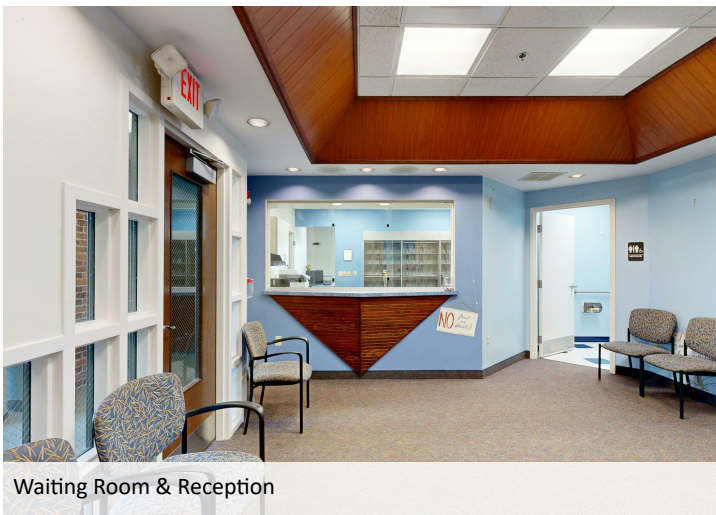
Excellent Visibility Along High Traffic Corridor With 20,000 Daily Traffic



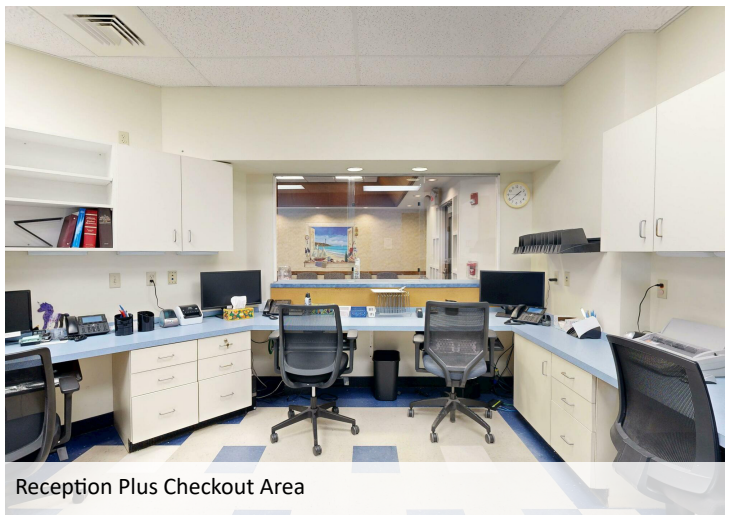
Off-Street Parking For ±30



Elevator Serviced Building



Waiting Room & Reception



Reception Plus Checkout Area

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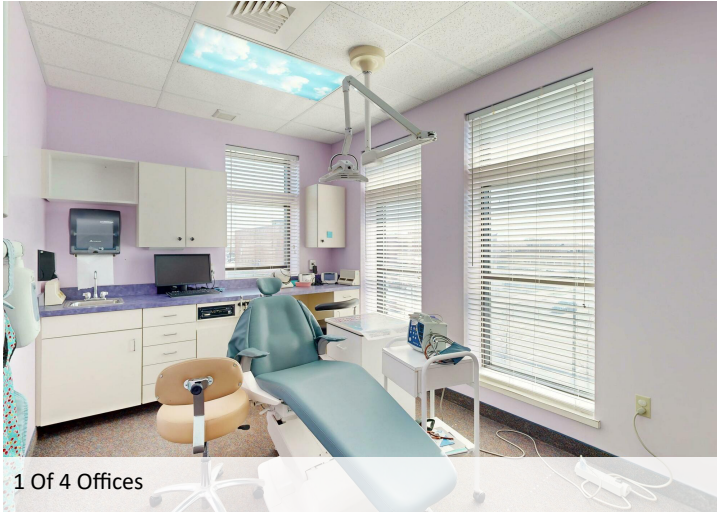
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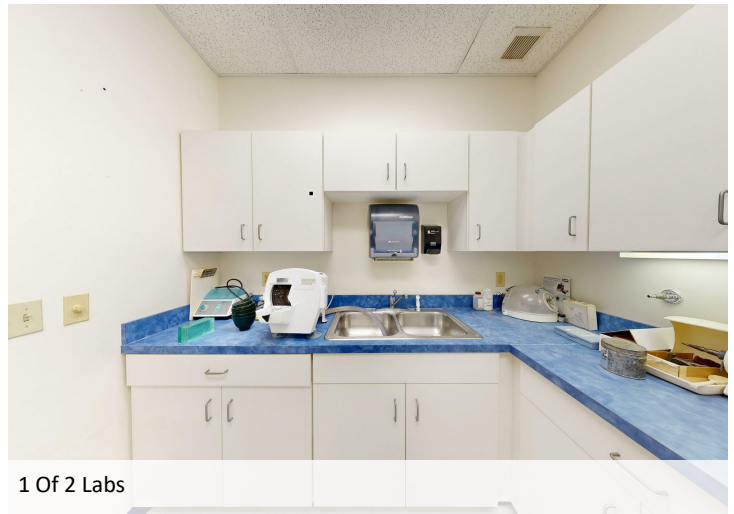
1 Of 4 Offices



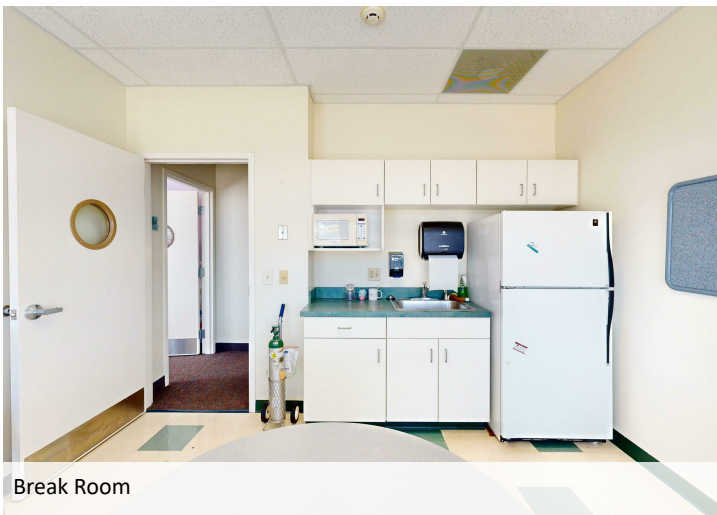
3 Of 4 Offices Include Windows For Natural Light



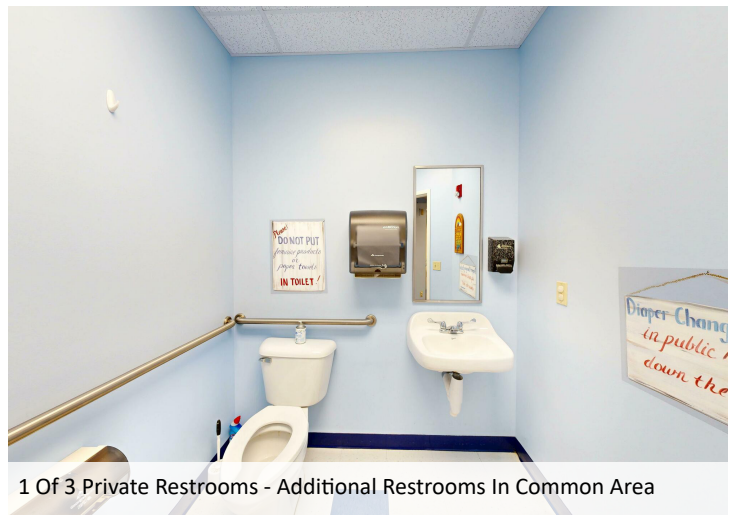
Open Work Space With Abundant Natural Light



1 Of 2 Labs



Break Room



1 Of 3 Private Restrooms - Additional Restrooms In Common Area

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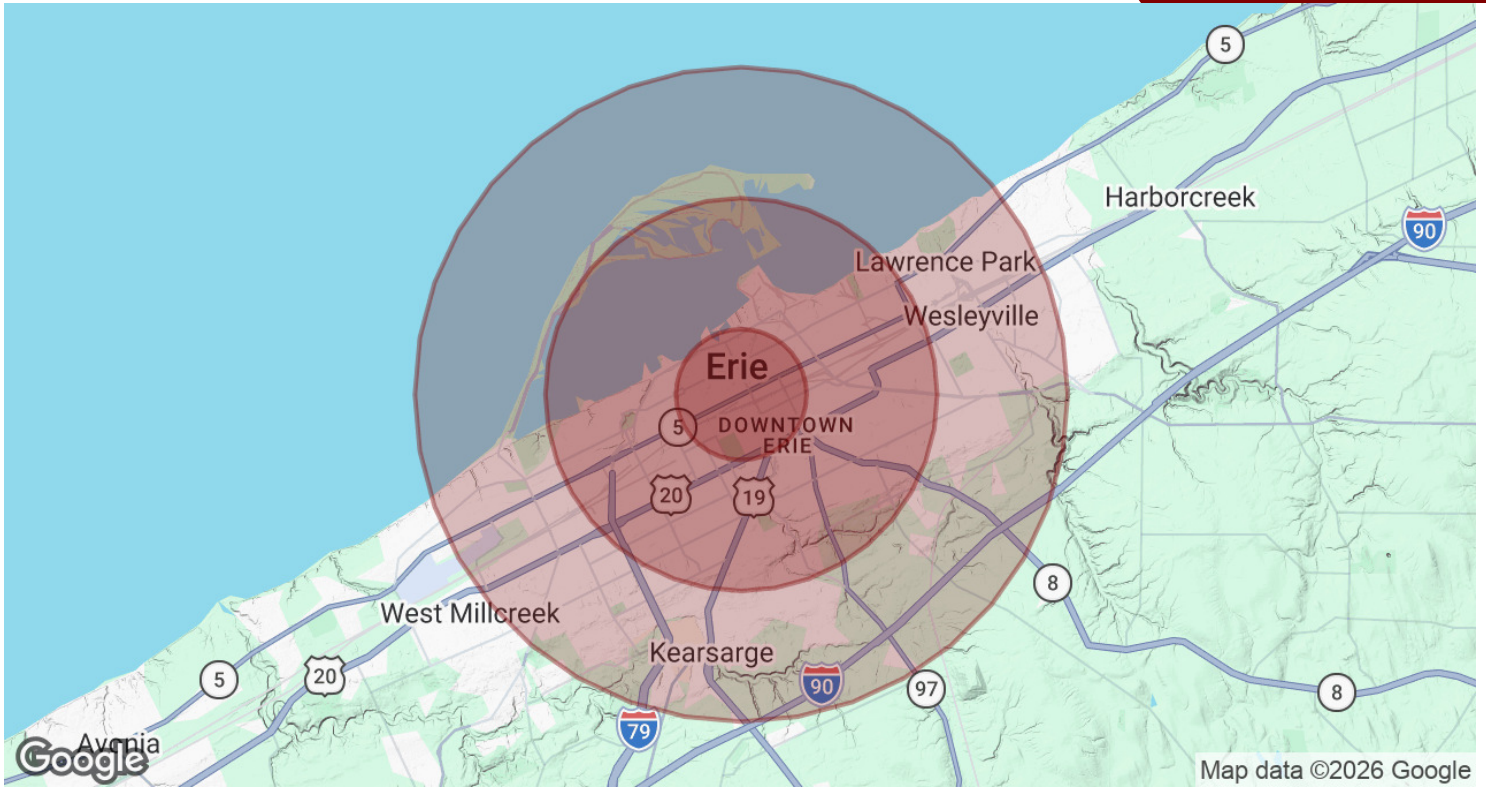
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,190	92,493	146,386
Average Age	35.3	36.6	39.0
Average Age (Male)	34.9	34.5	36.9
Average Age (Female)	36.3	38.7	41.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,277	38,587	61,733
# Of Persons Per HH	2.3	2.4	2.4
Average HH Income	\$44,910	\$61,654	\$69,708
Average House Value	\$71,583	\$125,852	\$154,160

TRAFFIC COUNTS

W. 12th Street 20,000/day

2023 American Community Survey (ACS)

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