

32,517±SF 6 BUILDING PACKAGE ON 5.8±AC

For Sale | 9711 Perry Highway | Waterford, PA 16441



OFFERING SUMMARY

Sale Price:	\$1,995,000
Building Size:	32,517± SF
Lot Size:	5.8± Acres
Year Built:	1992, 1998
Zoning:	Commercial Corridor
Municipality:	Summit Township
Utilities:	Well/Septic Public Water Available
Tax ID:	40-023-110.0-012.00 40-023-110.0-008.01

PROPERTY HIGHLIGHTS

- 32,517± SF 6 Building Commercial Package On Two Parcels Totaling 5.8± Acres
- 27,973± SF 4 Main Buildings Plus 4,544± SF 2 Storage Buildings
- Currently An Owner-Operated Sawmill With Retail Showroom
- Bldg. 1: 4,200± SF Showroom/Warehouse With 16' Clear Ceilings, 3 Overhead Doors: (2) 12'x12' & (1) 18'W x 12'H, Office Area & 3 Restrooms – Built In 1992
- Bldg. 2: 8,824± SF Shop/Sawmill With 16' Clear Ceilings, 2 Overhead Doors: 18'W x 14'H, Break Room, Office Area & 3 Restrooms – Built In 1992
- Bldg. 3: 13,200± SF Warehouse With 17'8" To 29'6" Clear Ceilings (Sloped To Center), 3 Overhead Doors: 18'W x 14'H, 18'W x 7'H & 18'W x 16'H & Storage Room With Mezzanine Storage Above – Built In 1998
- Bldg. 4: 1,749± SF Boiler/Kiln Facility With 20' To 25'6" Clear Ceilings, (1) 12'W x 14'H Overhead Door & Dual Sliding Doors Opening 15'6"W To 31'W x 20'H
- Bldg. 5: 872± SF 3-Sided Storage Metal Shed With Concrete Floor & 15'6" Clear Ceiling Height
- Bldg. 6: 3,672± SF Storage Building
- Partially Fenced Storage Yard With Loading Dock Platform
- 400 Amp, 480V, 3 Phase Electrical Service With Step Down Transformer
- Private Well & Septic – Public Water Available At Street
- Ideally Located 4.2 Miles (6 Minutes) From I-90 & 8.2 Miles (12 Minutes) From I-79
- Permitted Uses Include Auto/Boat/Mobile Home Sales, Auto Services, Business Services, Commercial Recreation, Impound Lot, Retail, Self-Storage, Warehousing & More

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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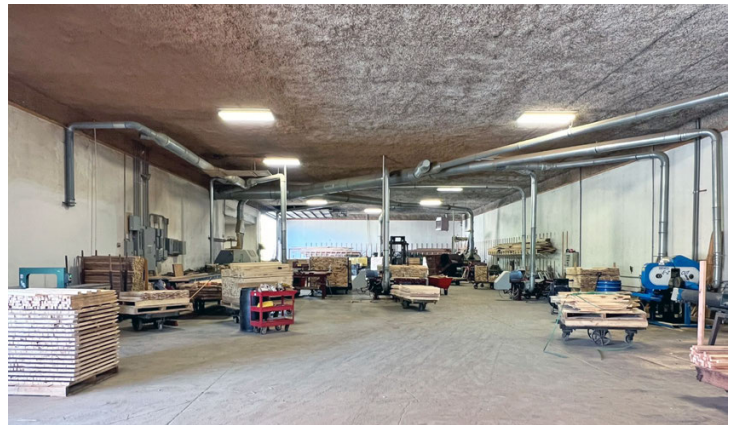
Bldg. 1: 4,200± SF Showroom/Warehouse With 16' Clear Ceilings, 3 Overhead Doors: (2) 12'x12' & (1) 18'W x 12'H & Reznor Gas Heat



Bldg. 1: 4,200± SF Showroom/Warehouse Includes Shop/Showroom, Office Area & 3 Restrooms – Built In 1992



Bldg. 2: 8,824± SF Shop/Sawmill With 16' Clear Ceilings, 2 Overhead Doors: 18'W x 14'H, Reznor Gas Heat & 400 Amp, 480V, 3 Phase Service



Bldg. 2: 8,824± SF Shop/Sawmill Includes Break Room, Office Area & 3 Restrooms – Built In 1992



Bldg. 3: 13,200± SF Warehouse With 17'8" To 29'6" Clear Ceilings & 3 Overhead Doors: 18'W x 14'H, 18'W x 7'H & 18'W x 16'H



Bldg. 3: 13,200± SF Warehouse Includes 19'8" x 21'3" Storage Room With Mezzanine Storage Above – Built In 1998

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Bldg. 4: 1,749± SF Boiler/Kiln Facility With 12'W x 14'H Overhead Door & Dual Sliding Doors Opening 15'6"W To 31'W x 20'H



Bldg. 4: 1,749± SF Boiler/Kiln Facility Includes 20' To 25'6" Clear Ceilings



Bldg. 5: 872± SF 3-Sided Storage Metal Shed (27'6" x 31'5") With Concrete Floor & 15'6" Clear Ceiling Height



Bldg. 6: 3,672± SF Storage Building



Partially Fenced Storage Yard



Loading Dock Platform

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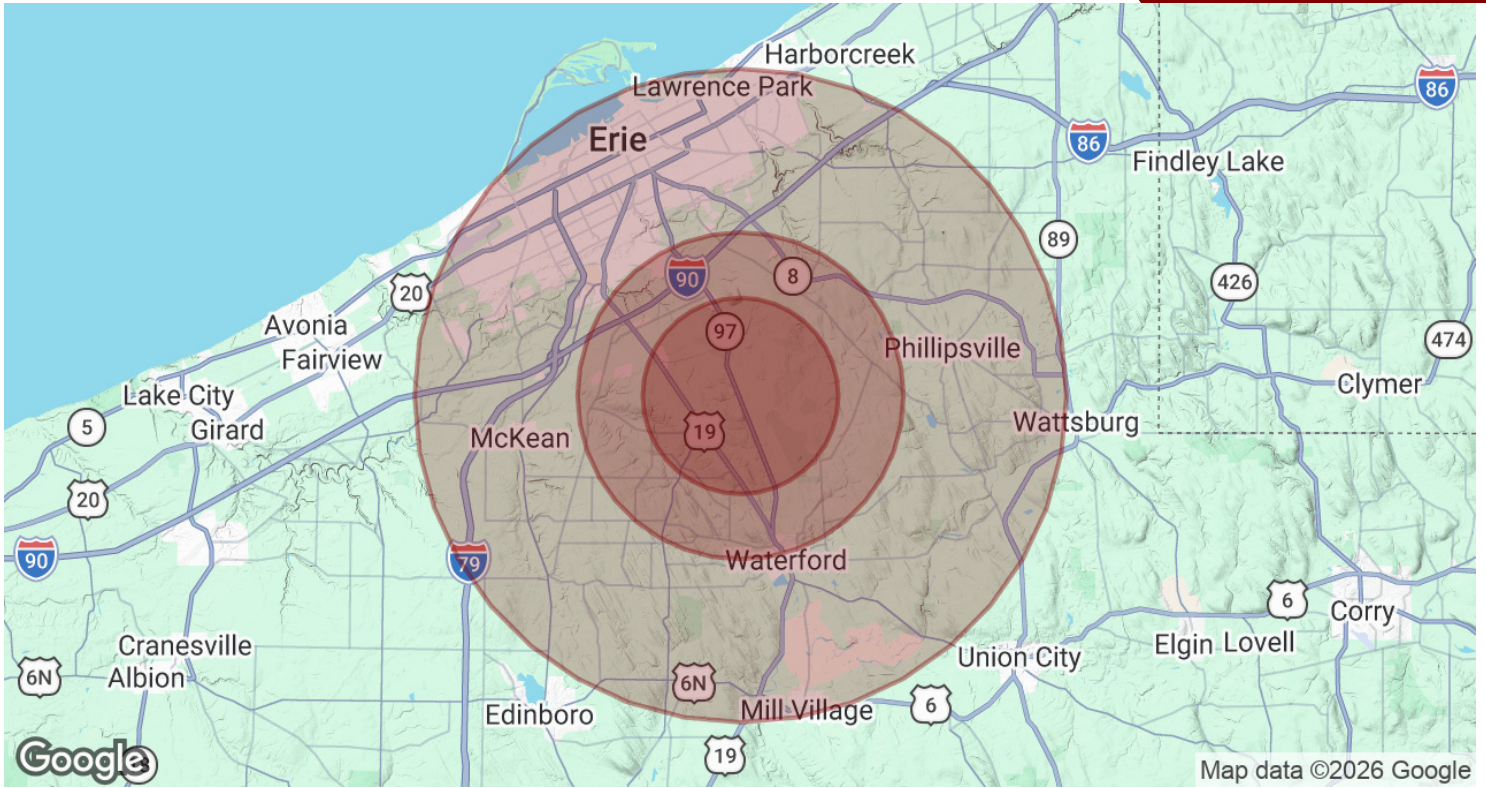
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POPULATION

	3 MILES	5 MILES	10 MILES
Total Population	3,807	14,261	187,402
Average Age	45.9	46.8	40.2
Average Age (Male)	42.6	45.6	38.4
Average Age (Female)	48.0	48.6	42.1

HOUSEHOLDS & INCOME

	3 MILES	5 MILES	10 MILES
Total Households	1,536	6,056	77,426
# Of Persons Per HH	2.5	2.4	2.4
Average HH Income	\$100,226	\$92,037	\$78,262
Average House Value	\$192,149	\$214,385	\$178,791

2023 American Community Survey (ACS)

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311.09 TABLE – CC COMMERCIAL - CORRIDOR

PERMITTED PRINCIPAL USE

- Agriculture
- Artisan, craft, exercise or performing arts studio
- Auto, boat and/or mobile/manufactured home sales or rental
- Automobile Services
- Bank or Financial Services
- Bar or Tavern
- Business Service Establishment
- Car and Truck Wash
- Communication Building
- Community Center
- Community Garden
- Contractor Services
- Convenience Store
- Cultural Center
- Day/Night Care Facility/Day Care Center, Child
- Emergency Services
- Essential Services
- Farmers Market
- Forestry
- Funeral Homes/Crematorium
- Gasoline Service Station
- Impound Lot *(amended 2/18/25)*
- Home Occupations, No-Impact
- Home Occupations, Low-Impact
- Kennel *(amended 2/18/25)*
- Landscaping Services
- Laundromat
- Library

PERMITTED PRINCIPAL USE

- Membership Club, Lodge, or Fraternal Organization
- Municipal Buildings/Government Services
- Museum
- Office, Professional
- Outside Storage
- Park, public or private
- Personal Service Establishment
- Recreation, Indoor (Physical Activities Only)
- Recreation, Outdoor (Physical Activities Only)
- Restaurants
- Retail Establishment
- School, public or private
- Self-Storage Facility
- Short Term Rental
- Tattoo Parlor
- Veterinary Clinic
- Warehousing Establishment

Accessory Structures/Uses Customarily incidental to the Principal Use

311.09 TABLE – CC COMMERCIAL - CORRIDOR CONTINUED

USES ON SPECIAL EXCEPTION

- Wireless Communications Facility Structure (401.22)
See Appendix II
- Bottle Club (401.09)
- Golf Course/Country Club (401.04)
- Junkyard (401.23)
- Life Care Facility/Personal Care Home (401.06)
- Light Manufacturing/Machine Shop (401.15)
- Mini Storage Warehousing (401.20)
- Mobile Home Parks (401.07)
- Multi-Family Dwellings (401.10)
- Non-family residential facility, type 1/type 2 (401.01)
- Nursing Home (401.01)
- Places of Assembly or Worship (401.01)
- Single Family Dwellings (401.19)
- Two Family Dwellings (401.19)
- Wireless Communications Facility, Tower Based (401.22)

Address: 9711 PERRY HWY

Parcel: 40023110001200

Parcel Profile

Address 9711 | PERRY | HWY

Street Status PAVED

School District FORT LEBOEUF SCHOOL

Acreage 4.5000

Classification C

Land Use Code WAREHOUSES

Legal Description 9711 PERRY HIGHWAY 4.5 AC

Square Feet 16872

Topo LEVEL

Utility WELL | SEPTIC

Zoning Please contact your municipal zoning officer

Deed Book 2019

Deed Page 012016

2026 Tax Values

Land Value / Taxable 47,300 / 47,300.00

Building Value / Taxable 236,400 / 236,400.00

Total Value / Taxable 283,700 / 283,700.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Commercial Data

Card 1 WAREHOUSE

Business Living Area - 13200

Year Built - 1998

Improvement Name - SUMMIT HARDWOODS INC

Value - 175380

Card 2

WAREHOUSE

Business Living Area - 3672

Year Built - 1998

Improvement Name - SUMMIT HARDWOODS INC

Value - 50960

Other Buildings & Yards

Description	Built	Width	Length	Area
ONE SIDE OPEN MTL POLE BLDG	1998	32	28	896

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
6/25/2019			LAND & BUILDING	0	2019 / 012016	DEED
9/6/1995				0	0402 / 0089	
9/6/1995			LAND & BUILDING	125000	402 / 84	

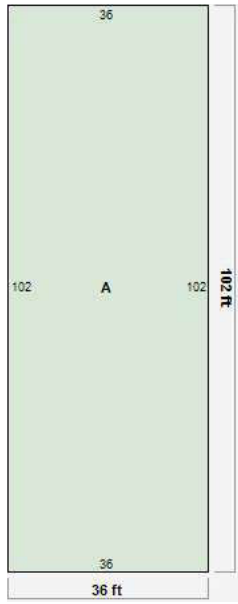
Parcel Sketches Commercial Card 1



A MAIN

13200 square feet

Commercial Card 2



A MAIN

3672 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	1968.88	309.23	0	0	2278.11
2025	1875.26	309.23	4241.32	0	6425.81
2024	1875.26	309.23	4037.05	0	6221.54
2023	1690.85	167.38	3784.56	0	5642.79
2022	1690.85	167.38	3784.56	0	5642.79
2021	1690.85	167.38	3634.20	0	5492.43
2020	1619.93	167.38	3503.70	0	5291.01
2019	1619.93	167.38	3503.70	0	5291.01
2018	1534.82	167.38	3503.70	0	5205.90
2017	1534.82	167.38	3503.70	0	5205.90
2016	1463.89	167.38	3398.73	0	5030.00
2015	1398.64	167.38	3305.11	0	4871.13
2014	1398.64	167.38	3231.34	0	4797.36
2013	1398.64	167.38	3231.34	0	4797.36
2012	1645.00	190.33	3686.96	0	5522.29
2011	1645.00	190.33	3686.96	0	5522.29
2010	1645.00	190.33	3686.96	0	5522.29
2009	1481.86	190.33	3686.96	0	5359.15
2008	1413.88	190.33	3686.96	0	5291.17

Address: 9697 PERRY HWY

Parcel: 40023110000801

Parcel Profile

Address 9697 | PERRY | HWY

Street Status PAVED

School District FORT LEBOEUF SCHOOL

Acreage 1.3030

Classification C

Land Use Code WAREHOUSES

Legal Description 9697 PERRY HWY LOT 1 1.303 AC

Square Feet 13024

Topo LEVEL

Utility GAS | WELL | SEPTIC

Zoning Please contact your municipal zoning officer

Deed Book 0077

Deed Page 0073

2026 Tax Values

Land Value / Taxable 45,600 / 45,600.00

Building Value / Taxable 253,700 / 253,700.00

Total Value / Taxable 299,300 / 299,300.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Commercial Data

Card 1 WAREHOUSE

Business Living Area - 4200

Year Built - 1992

Improvement Name - SUMMIT HARDWOODS INC

Value - 86320

Card 2

OFFICE/WAREHOUSE

Business Living Area - 8824

Year Built - 1992

Improvement Name - SUMMIT HARDWOODS INC

Value - 167370

Other Buildings & Yards

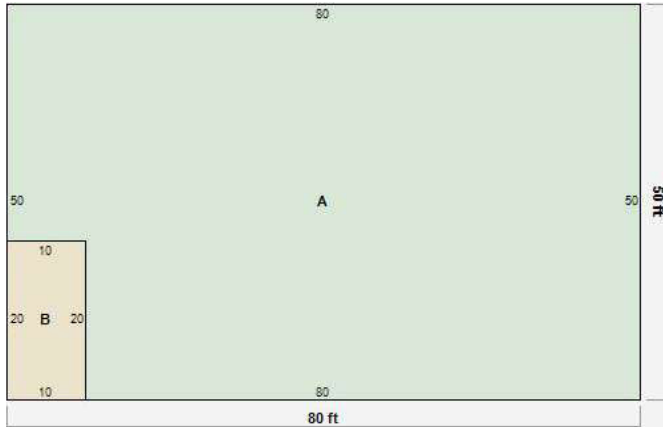
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Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
2/1/1989				0	0077 / 0073	

Parcel Sketches

Commercial Card 1



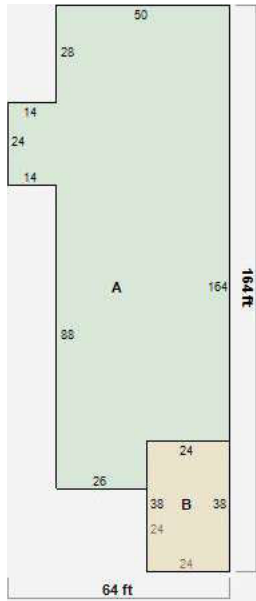
A MAIN

4000 square feet

B MAIN

200 square feet

Commercial Card 2



A MAIN
B MAIN

7912 square feet
912 square feet

Parcel Images



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Year	County	City/Township	School	Library	Total
2026	2077.14	326.24	0	0	2403.38
2025	1978.37	326.24	4474.54	0	6779.15
2024	1978.37	326.24	4259.04	0	6563.65
2023	1783.83	176.59	3992.66	0	5953.08
2022	1783.83	176.59	3992.66	0	5953.08
2021	1783.83	176.59	3834.03	0	5794.45
2020	1709.00	176.59	3696.36	0	5581.95
2019	1709.00	176.59	3696.36	0	5581.95
2018	1619.21	176.59	3696.36	0	5492.16
2017	1619.21	176.59	3696.36	0	5492.16
2016	1544.39	176.59	3585.61	0	5306.59
2015	1475.55	176.59	3486.85	0	5138.99
2014	1475.55	176.59	3409.03	0	5061.17
2013	1475.55	176.59	3409.03	0	5061.17
2012	1762.97	203.98	3951.38	0	5918.33
2011	1762.97	203.98	3951.38	0	5918.33
2010	1762.97	203.98	3951.38	0	5918.33
2009	1588.13	203.98	3951.38	0	5743.49
2008	1515.28	203.98	3951.38	0	5670.64
2007	1442.43	203.98	3951.38	0	5597.79
2006	1442.43	203.98	3951.38	0	5597.79
2005	1367.03	204.47	3960.88	0	5532.38
2004	1367.03	213.23	3960.88	0	5541.14
2003	1343.66	213.23	3376.68	0	4933.57