

AVAILABLE  
FOR SALE  
OR LEASE

# 3,392 ± SF FREE-STANDING BUILDING

2178 W. 38<sup>th</sup> Street | Erie, PA 16508



## FOR SALE:

**\$449,000**

## FOR LEASE:

**\$15.00/SF – NNN**

## PROPERTY HIGHLIGHTS:

- 3,392 ± SF Mixed-Use Commercial Building
- Situated On 0.9385 Acres
- 23 ± Private Parking Spaces
- Located at a Signalized Intersection on Bus Route
- Excellent Visibility with 15,020 VPD Along W. 38<sup>th</sup> St. & 8,441 VPD Along Pittsburgh Avenue
- Egress from Both Pittsburgh Ave. & W. 38<sup>th</sup> Street
- Zoned C-1, Local Business District

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

O. 814.453.2000 x 101 C. 814.460.2000

SBauer@SherryBauerRealEstate.com

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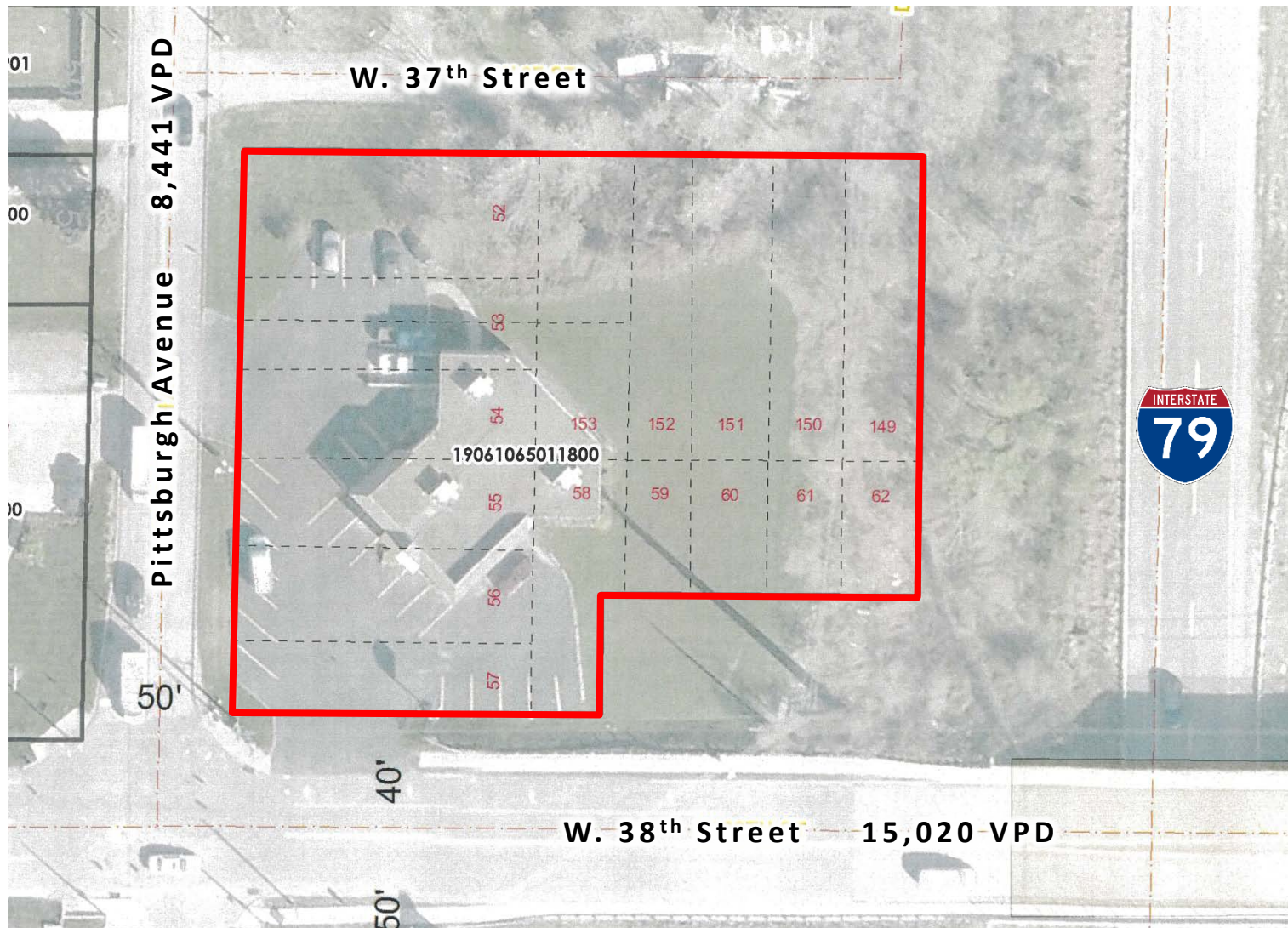
# SBRE

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## TAX MAP:



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