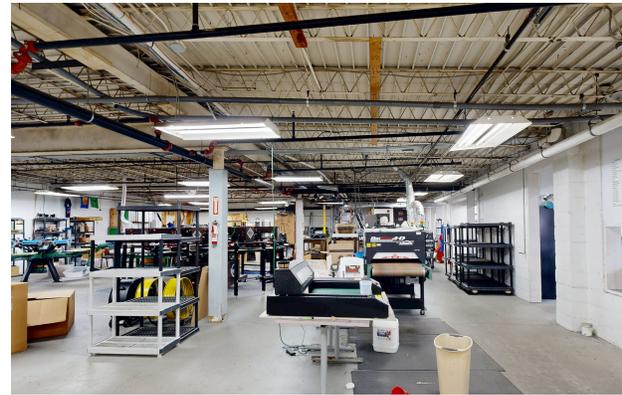


FOR SALE

11,356± SF MIXED-USE BUILDING

217 W. 11th Street | Erie, PA 16501



OFFERED AT:
\$425,000

PROPERTY HIGHLIGHTS

- 11,356± SF Mixed-Use Building For Sale
- Situated On 0.679± Acres In Downtown Erie, PA
- Near Gannon University, UPMC Hamot, Erie Insurance & The Downtown Arts & Business District
- Abundant Off-Street Parking - Paved Parking For ±28
- Mostly Open Layout With Front Room, 1 Private Office, Open Area/Warehouse & 3 Restrooms - Built In 1960
- Floor Plan Available
- Fully Climate Controlled With Gas Forced Air Heat & Central Air Conditioning
- Wet Sprinkler System, 8' Ceilings & Double Doors To Warehouse
- 800 Amp, 120/208V, 3 Phase, 4 Wire Electrical Service
- Zoned M-1, Light Manufacturing
- Zoning Allows For Office, Light Manufacturing, Pet Grooming, Animal Care, Warehousing, Commercial Recreation, Auto Sales, Self-Storage & More

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FOR MORE INFORMATION PLEASE CONTACT

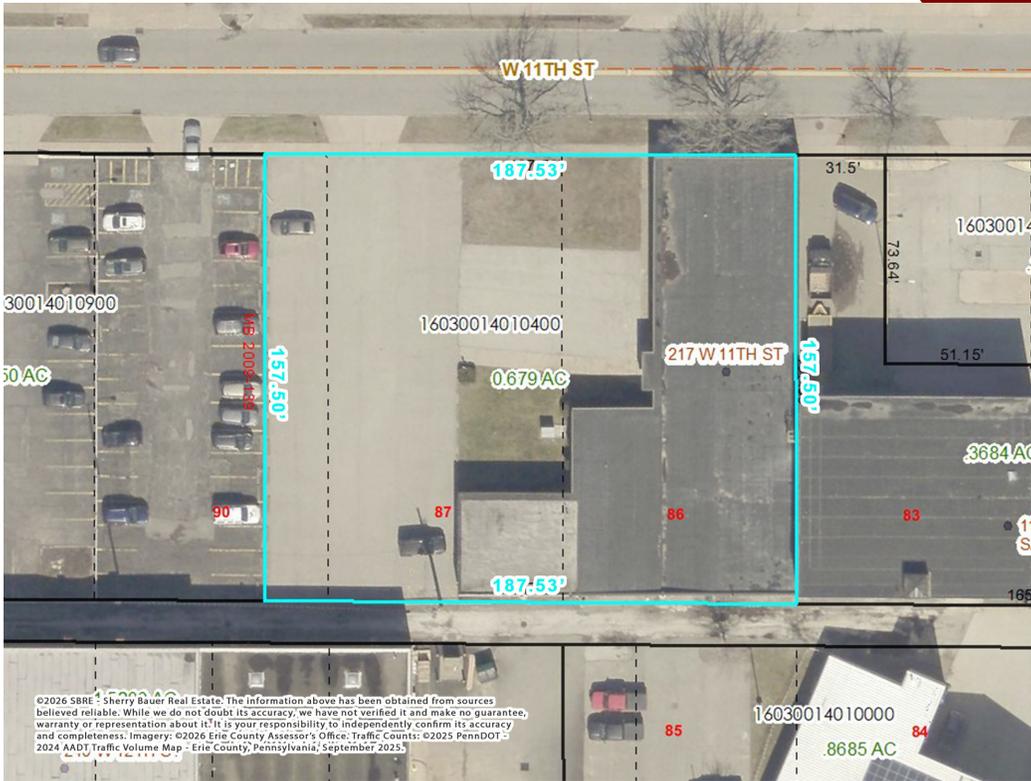
Sherry Bauer
Broker

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sbauer@sherrybauerrealestate.com

SBRE

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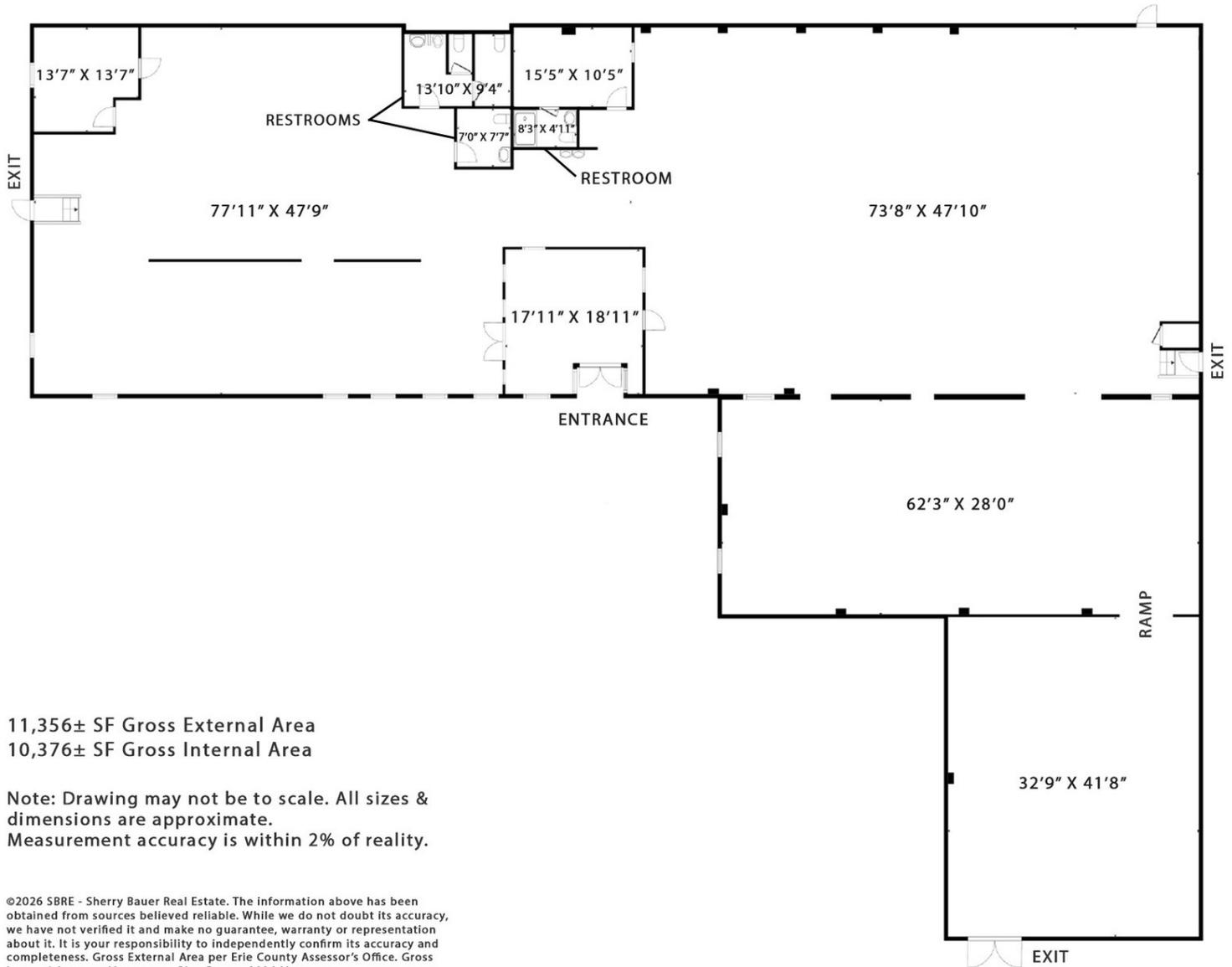
www.sherrybauerrealestate.com

11,356± SF MIXED-USE BUILDING

For Sale | 217 W. 11th Street | Erie, PA 16501

Floor Plan

217 West 11th Street
Erie, PA 16501



11,356± SF Gross External Area
10,376± SF Gross Internal Area

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

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204.10. M-1 Light Manufacturing District.

(a) Permitted uses.

- Accessory dwelling unit (ADU)
- Accessory uses
- Animal care
- Auto repair shop
- Auto sales
- Chemical processing and production
- Commercial recreation
- Contractors yard
- Corporate offices
- Essential services
- Light manufacturing
- Off-street parking lots (Sections 305.2, 305.3)
- Personal self-storage facilities
- Pet grooming
- Radio and television broadcasting stations and studios
- Rental service and equipment
- Signs/outdoor advertising
- Supply yards
- Truck terminals
- Urban solar farms (Section 305.47)
- Vehicle storage yard
- Warehousing
- Wholesale distribution center

(b) Special exceptions.

- Commercial/industrial wind energy systems (Section 305.45)
- Small wind systems (Section 305.45)
- Wireless communication facilities (Section 305.37)

(c) Conditional uses.

- Wind energy conversion systems (Section 305.44)

Use Districts	C-1	C-2	C-3	C-4	M-1	M-2
Minimum lot area per family (square feet)	1,000	1,000	1,000 (C)	1,000	N/A	N/A
Maximum lot coverage by buildings	50% (I)	50% (I)	100%	100%	75% (I)	100%
Minimum depth of front yard (feet)	15 (G,M)	(G,M)	(K)	(K,N,M)	30	(C,G)
Minimum depth of rear yard (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	30	(E,J)
Minimum total width of side yard (feet)	N/A (M)	N/A (M)	N/A	N/A (M)	20	N/A
Minimum width of least side yards (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	10 (E,J)	(E,J)
Maximum height of structure (feet)	45	45 (F)	(L)	60	100 (F)	100 (F)

NOTES:

*N/A - Not applicable

- (A) Use of lot of record 205.1
- (B) Front yard adjacent to existing building 205.2
- (C) Lot area per family shall equal one dwelling unit for every 1,000 square feet of building size
- (D) Rear yard with alley or irregular shape 205.4
- (E) Side and rear yards adjacent to any R District 205.5

NOTES:

(F)	Height exceptions, chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	No front yard setback permitted	205.20
(L)	As controlled by Airport Zoning Ordinance	—
(M)	Multiple-family dwellings use R-3 yard requirements	305.16
(N)	Front yard setback for residential structures	205.21