

3,152± SF RESTAURANT WITH DRIVE THRU

For Sale | 1010 Peninsula Drive | Erie, PA 16505



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	3,152 SF
Lot Size:	0.568 Acres
Year Built:	1964
Renovated:	2005
Utilities:	Public
Zoning:	MU-2 – Corridor Mixed Use
Municipality:	Millcreek Township
Traffic Count:	6,200
Tax ID Number:	33-029-060.0-008.00

Click / Scan For
Offering Website



PROPERTY HIGHLIGHTS

- 3,152± SF second generation bar/restaurant for sale
- Ideally located in the heart of Erie's tourism district
- Along the gateway to Presque Isle State Park with 11 miles of sandy beaches
- 1 Mile (4 minutes) from Presque Isle State Park and Waldameer & Water World Amusement Park
- Indoor dining area with table seating for ±52 & bar seating for ±12
- Large concrete patio for outdoor seating for 36+
- 2 ADA restrooms
- Commercial kitchen with ancillary hood & walk-in cooler
- Drive-thru with 2 windows
- Floor plan available
- ±52 Parking spaces in paved lot
- Originally built in 1964 & completely renovated ±2005 with public utilities
- Situated on a 0.56± acre double corner lot zoned MU-2 (Corridor Mixed Use)
- Excellent signage & visibility with ±220' frontage along Peninsula Drive & 6,200 average daily traffic (PennDOT AADT 2025 count year)
- Exceptional opportunity for redevelopment or ready for your concept

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

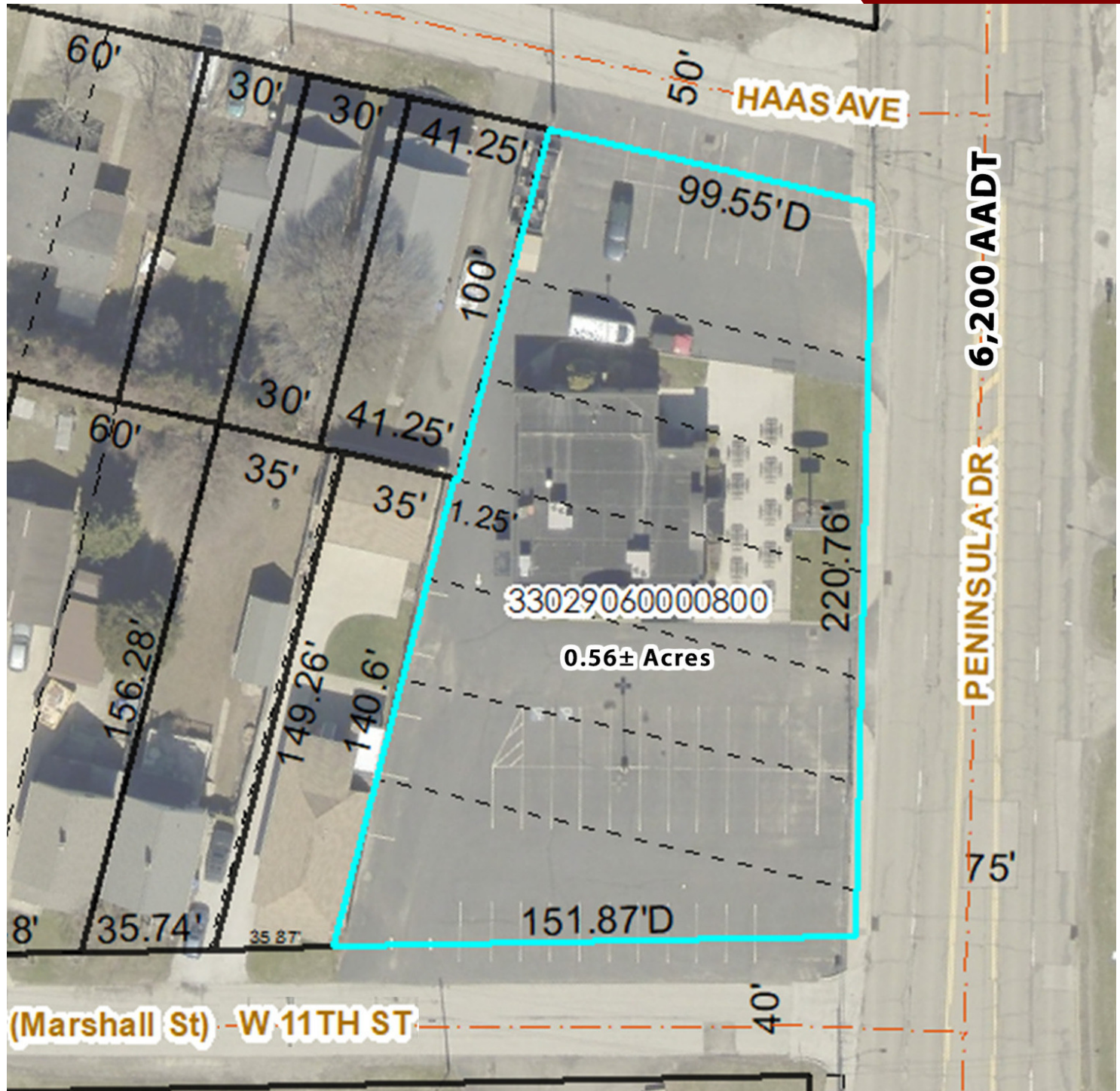


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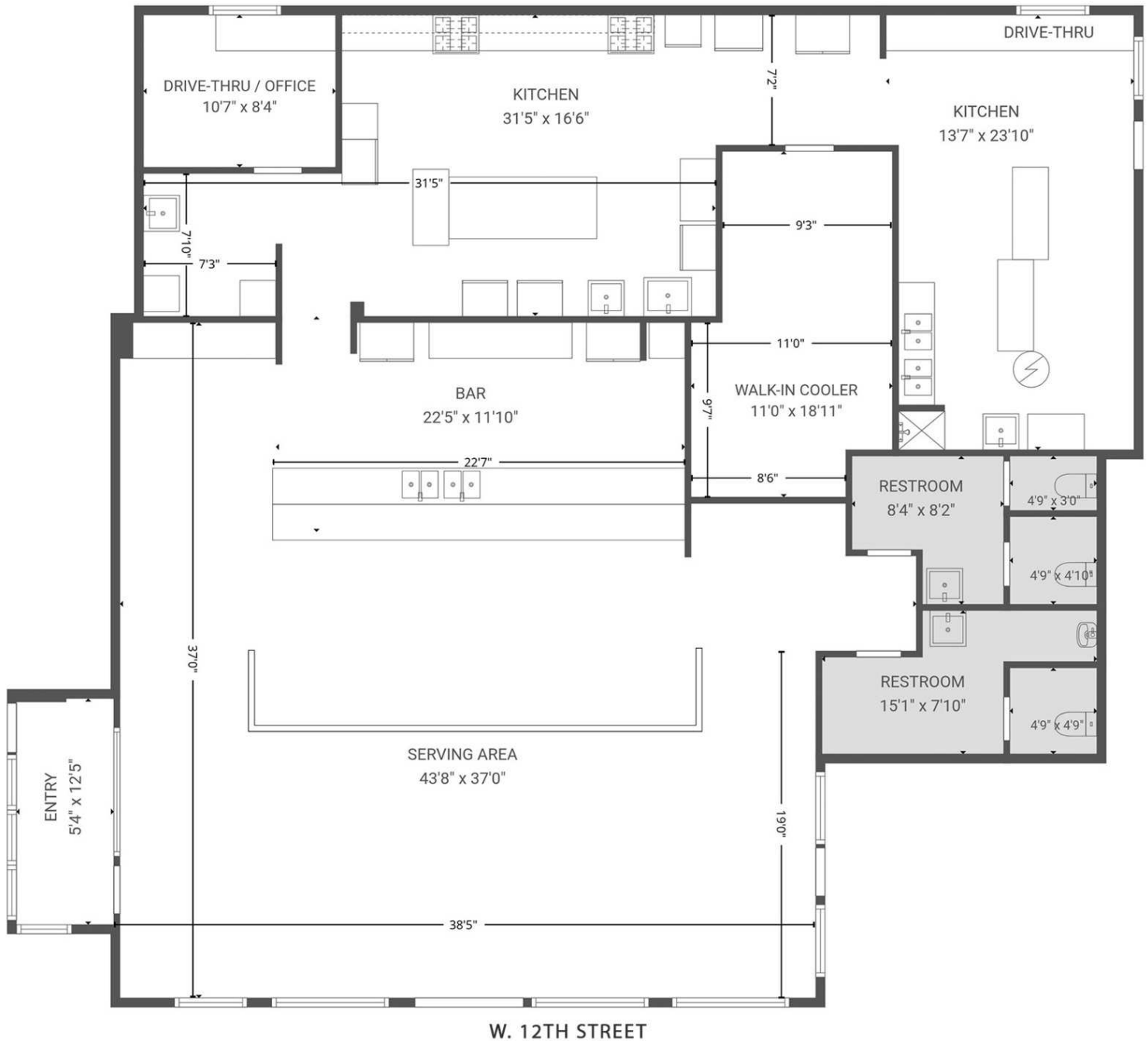
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3,152± SF Gross External Area
2,895± SF Gross Internal Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate.

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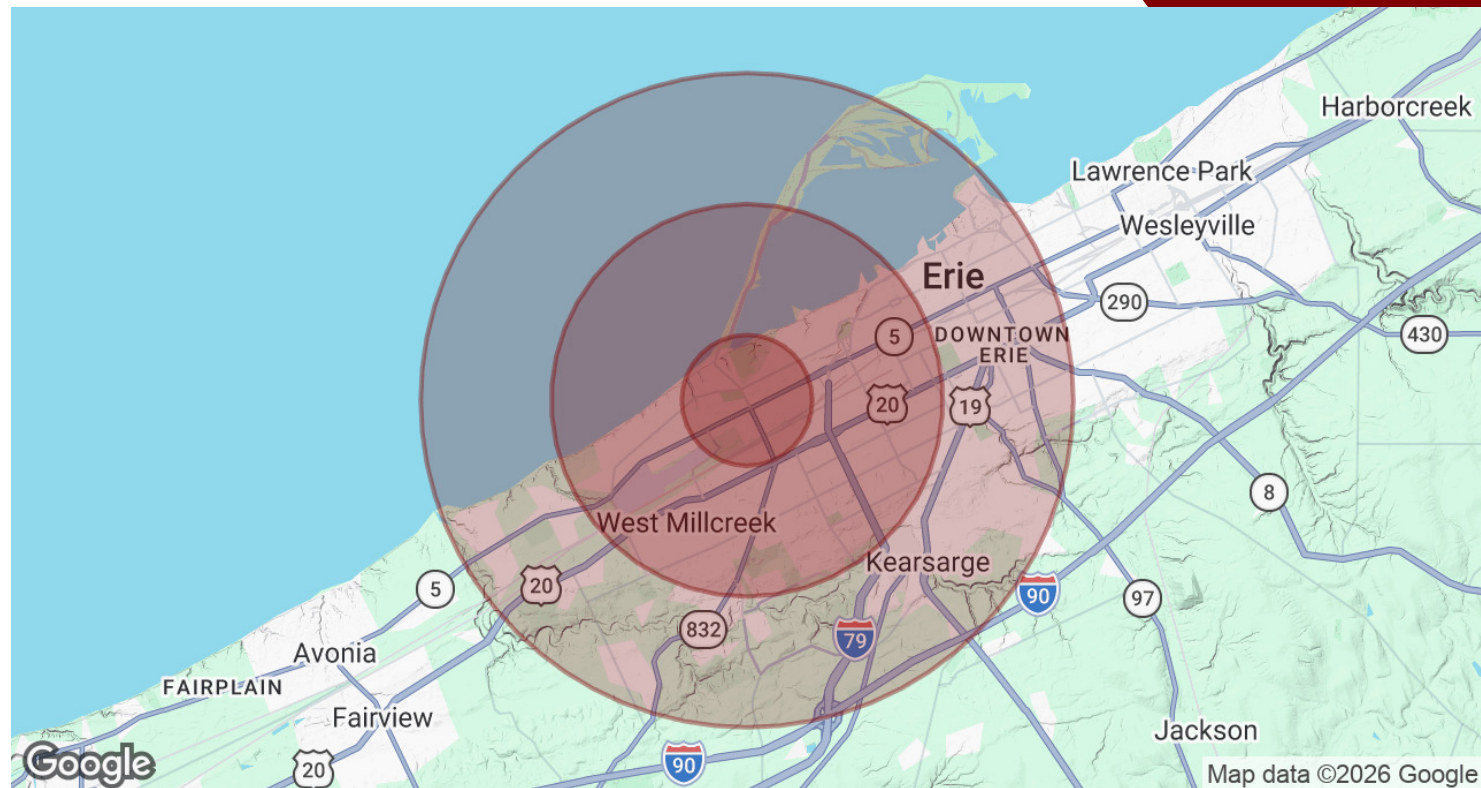
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,389	55,634	119,958
Average Age	48.4	41.9	40.4
Average Age (Male)	46.5	38.5	38.4
Average Age (Female)	48.2	45.5	42.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,209	24,731	50,749
# Of Persons Per HH	2.0	2.2	2.4
Average HH Income	\$95,242	\$79,799	\$78,539
Average House Value	\$220,217	\$180,590	\$191,912

2023 American Community Survey (ACS)

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Address: 1010 PENINSULA DR**Owner: FEDORKO FAMILY LIMITED PARTNERSHIP****Parcel: 33029060000800**

Parcel Profile

Address	1010 PENINSULA DR
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Street Status	PAVED
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School District	MILLCREEK SCHOOL
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Acreage	0.5676
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Classification	C
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Land Use Code	RESTAURANTS, STORES (RETAIL)
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Legal Description	1010 PENINSULA DR 151.87 X 220.7
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Square Feet	3152
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Topo	LEVEL
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Utility	ALL PUBLIC
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Zoning	Please contact your municipal zoning officer
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Deed Book	1070
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Deed Page	0771
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2026 Tax Values

Land Value / Taxable	111,300 / 111,300.00
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Building Value / Taxable	276,800 / 276,800.00
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Total Value / Taxable	388,100 / 388,100.00
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Clean & Green	Inactive
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Homestead Status	Inactive
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Farmstead Status	Inactive
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Lerta Amount	0
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Lerta Expiration Year	0
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Commercial Data

Card 1	RESTAURANT
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Business Living Area - 3152

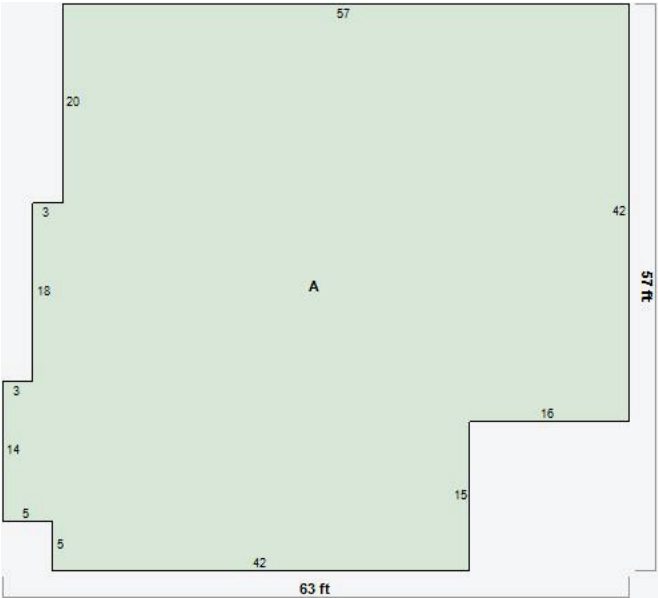
Year Built - 1964

Improvement Name - UGLY TUNA

Value - 225840

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
9/30/2003	SHAKE HOUSE INC	FEDORKO FAMILY LIMITED PARTNERSHIP	LAND & BUILDING		1070 / 0771	DEED
6/28/2002	SHAKE HOUSE INC	SHAKE HOUSE INC	LAND & BUILDING		895 / 727	FIDUCIARY DEED
1/31/1966					0934 / 0121	

Parcel Sketches
Commercial Card 1



A MAIN 3152 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	2693.41	1864.32	6776.61	0	11334.34
2025	2565.34	1786.70	6497.26	0	10849.30
2024	2565.34	1631.46	6314.15	0	10510.95
2023	2313.08	1534.43	6190.35	0	10037.86
2022	2313.08	1379.19	5957.99	0	9650.26
2021	2313.08	1379.19	5728.86	0	9421.13
2020	2216.05	1379.19	5627.57	0	9222.81
2019	2216.05	1379.19	5627.57	0	9222.81
2018	2099.62	1379.19	5474.31	0	8953.12
2017	2099.62	1379.19	5366.96	0	8845.77
2016	2002.60	1379.19	5347.55	0	8729.34
2015	1913.33	1379.19	5271.14	0	8563.66
2014	1913.33	1379.19	5152.65	0	8445.17
2013	1913.33	991.09	4917.23	0	7821.65
2012	2471.98	1209.18	6079.83	0	9760.99
2011	2471.98	1004.89	6079.83	0	9556.70
2010	3021.98	1228.47	7307.69	0	11558.14
2009	2722.28	1228.47	7062.93	0	11013.68
2008	2597.40	1228.47	7062.93	0	10888.80
2007	2472.53	1228.47	7062.93	0	10763.93
2006	2472.53	1228.47	7062.93	0	10763.93
2005	1707.42	897.27	6414.53	0	9019.22
2004	1392.30	758.57	3903.20	0	6054.07
2003	1368.50	758.57	3715.78	0	5842.85

§ 145-22 MU-2 CORRIDOR MIXED USE DISTRICT.

- A. Purpose. The MU-2 District is intended to incorporate compatible housing options with retail, office, service and related Uses, activating this corridor with a built-in worker and customer base and density of users.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the MU-2 District shall include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Convenience Store, Neighborhood.
 - 6. Day-Care Center.
 - 7. Dwelling, Multi-Family.
 - 8. Eating and Drinking Establishment.
 - 9. Educational Institution.
 - 10. Essential Services.
 - 11. Financial Institution.
 - 12. Forestry.
 - 13. Ghost Kitchen.
 - 14. Health Club.
 - 15. Hospital.
 - 16. Hotel.
 - 17. Light Industry/Manufacturing.
 - 18. Makerspace.

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19. Medical Marijuana Dispensary.
 20. Mixed Use Occupancy (Residential/Commercial).
 21. Mixed Use Occupancy (Commercial).
 22. Multiple-Establishment Center.
 23. Office/Business Park.
 24. Personal Services.
 25. Pet Grooming Establishment.
 26. Professional Services.
 27. Public Buildings and Structures.
 28. Recreation Facility, Commercial.
 29. Recreation Facility, Public.
 30. Research and Development.
 31. Retail Business Establishment.
 32. Shopping Center, Community.
 33. Shopping Center, Neighborhood.
 34. Studio, Dancing or Music.
 35. Vehicle Sales, Rental, Service and Repair.
 36. Veterinary Clinic.
 37. Wireless Communications Facility, Non-Tower.
- C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:
1. Convenience Store, Large.
 2. Convenience Store, Small.
 3. Garage, Public.
- D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special

Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.
2. Drive-Through Facility.
3. Garage, Private.
4. Garage, Public.
5. Home Occupation.
6. Kennel, Accessory.
7. Limited Lodging.
8. No-Impact Home-Based Business.
9. Small Wireless Facility.
10. Solar Energy System, Private.
11. Temporary Uses.
12. Vehicle Fuel Station, Retail.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter are satisfied:

1. Crematory.
2. Vehicle Fuel Station, Non-Retail.

F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	16.0
Minimum Front Setback	10'
Minimum Rear Setback	20'
Minimum Side Setback	7'

Maximum Building Height	50'
Maximum Lot Coverage	60%