

16.9± ACRE COMMERCIAL DEVELOPMENT SITE

For Sale | O Kuhl Road | Erie, PA 16510

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price:	\$1,098,890
Lot Size:	16.906± Acres
Price / Acre:	\$65,000
Zoning:	B-2 (Interchange Business District)
Township:	Harborcreek
County:	Erie
Tax ID No.	27-071-225.0-008.00

PROPERTY HIGHLIGHTS

- 16.9± Acre Commercial Development Site
- Just Off I-90 at Exit 32 (Wesleyville/Route 430)
- Near Penn State Behrend, Retail, Light Industrial & New Developments
- ±283' Frontage Along Kuhl Road
- Highway Visibility with ±40' Frontage Along I-90 Eastbound
- 33,000 Average Daily Traffic Along I-90 (PennDOT AADT 2024 Count Year)
- Public Water Available
- Public Sewer Available Within Approximately 770'
- Zoned B-2 (Interchange Business District)
- Zoning Permits Industrial, Restaurants, Breweries, Distilleries, Event Venues, Gasoline Service Stations, Hotel/Motel, Auto Service Facilities, Self-Storage, Retail, Truck Terminals & More Sales/Service, Wind Farms & More

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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ARTICLE XIII

B-2 INTERCHANGE BUSINESS DISTRICT

SECTION 1301 PURPOSE

The purpose of this district is to create a compatible land use relationship at the interchange area that: (1) encourages the development of business establishments whose primary function is to serve the traveler, motoring public and inter-regional traffic on I-90; (2) provides a reasonable economic return to the interchange area; (3) protects the traffic-carrying capacity of the interchange cross-route and minimizes traffic circulation conflicts on the cross-route and at the entrance and exit ramps to I-90.

SECTION 1302 TABLE OF USES

PRINCIPAL USE	TYPE*
Automotive Impound/Towing	C
Automotive Service Facility	P
Brewery	P
Building Material & Supply Facility	P
Car Wash Facility	P
Distillery	P
Eating & Drinking Establishment (Less than 5,000 sq.ft.)	P
Eating & Drinking Establishment (Greater than 5,000 sq.ft.)	P
Emergency Response Facility	P
Essential Service	P
Essential Service Structure	C
Event Venue	P
Gasoline Service Station	P
Hospital/Clinic	C
Hotel/Motel/Motor Inn	P
Industrial (light)	P
Micro-Brewery	P
Mixed Residential/Commercial Buildings	P
Outdoor Commercial Display Establishment	P
Place of Worship (Greater than 20,000 sq.ft.)	P
Recreation Facility (Indoor Commercial)	P
Recreation Facility (Outdoor Commercial)	C
Rental Service Facility	P
Research Laboratories	C
Retail (Greater than 5,000 sq.ft.)	P
Retail (Less than 5,000 sq.ft.)	P
Self Storage Facility	P
Social & Fraternal Club	P
Truck & Heavy Equipment Sales, Service, & Repair Facility	P
Truck Terminal	P
Warehouse, Wholesale Facility	P
Wireless Communication Facility	P
* P = Permitted by Right SE = Permitted by Special Exception with a hearing before the Zoning Hearing Board, C = Permitted by Conditional Use with a hearing before the Township Board of Supervisors	

ACCESSORY USE	TYPE*
Accessory Solar Energy System	P
Home Occupation	C
No-Impact Home Based Business	P
Small Wind Turbine	P
Wireless Communication, Co-Location	P
* P = Permitted by Right SE = Permitted by Special Exception with a hearing before the Zoning Hearing Board, C = Permitted by Conditional Use with a hearing before the Township Board of Supervisors	

SECTION 1303 LOT AND AREA REQUIREMENTS (See Appendices for illustrations)

Use Type/Dimension	All Uses
Minimum Lot Area	40,000 sq.ft.
Minimum Lot Width	150 feet
Minimum Lot Depth	200 feet
Minimum Front Yard Setback	100 feet
Minimum Side Yard Setback	When abutting another commercial or nonresidential uses—20 Feet each side When abutting a residential use or zone - 50 feet.
Minimum Rear Yard Setback	When abutting another commercial or nonresidential use - 30 feet When abutting a residential zone or use - 50 feet.
Maximum Height of Structure	Principal use – 45 feet Accessory Use – 30 feet
Maximum Coverage	40%

ARTICLE XIV