

3,300± SF BUILDING WITH PARKING FOR 18+

For Sale | 4024 Main Street | Erie, PA 16511

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price:	\$339,000
Building Size:	3,300 SF
Lot Size:	0.344 Acres
Price / SF:	\$102.73
Year Built:	1984
Utilities:	Public
Tax ID#:	29-010-046.0-011.00

PROPERTY HIGHLIGHTS

- 3,300± SF Freestanding Commercial Building
- Layout Includes Mix Of Retail & Office
- 2,056± SF Front Showroom With Raised Office, Fitting Room & 9'9" Ceilings
- 422± SF Back Office Area With 4 Private Offices
- 350± SF Warehouse With Double Doors To Raised External Dock & 8'11" To 10'4" Sloped Ceilings
- Utility / Storage Area & Restroom - Floor Plan Available
- New Roof (2022), New Front Gutters (2022), New Siding & Exterior Paint (2020)
- 0.34± Acre Corner Lot With Abundant Off-Street Parking In 18+ Car Paved Lot
- Excellent Signage & Visibility With Illuminated Signage
- In The Heart Of Downtown Lawrence Park With Erie, PA Address
- 4 Miles (11 Minutes) To Downtown Erie & I-90, 14.1 Miles (20 Minutes) To I-79
- Built In 1984 With Public Utilities
- Zoned B-1, Business District (Lawrence Park Township)
- Zoning Permitted Uses Include Retail, Office, Animal Care, Child Day Care, Indoor Commercial Recreation, Eating & Drinking Establishments & More
- Video Walk Thru: <https://youtu.be/m2dgdP0N-GU>

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

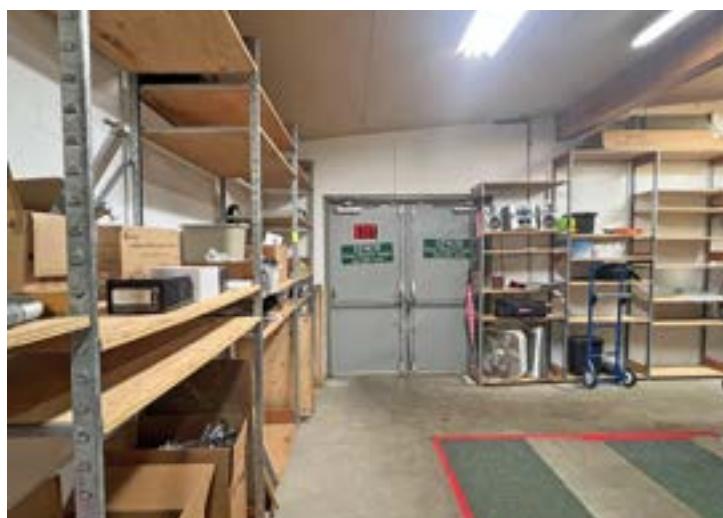
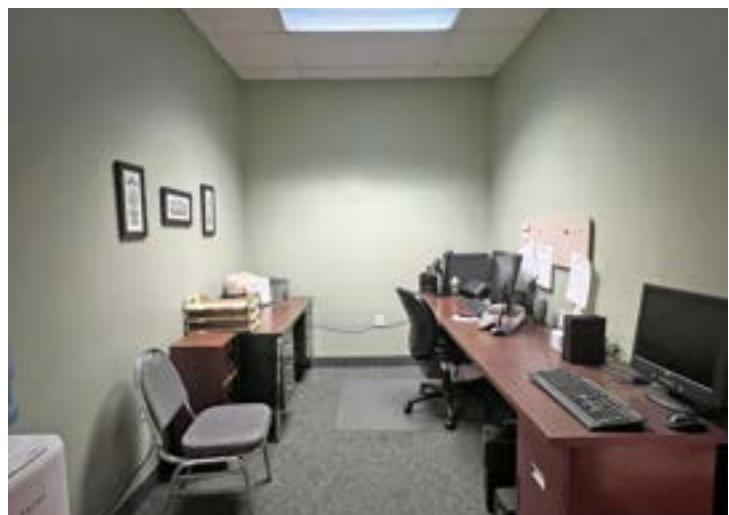
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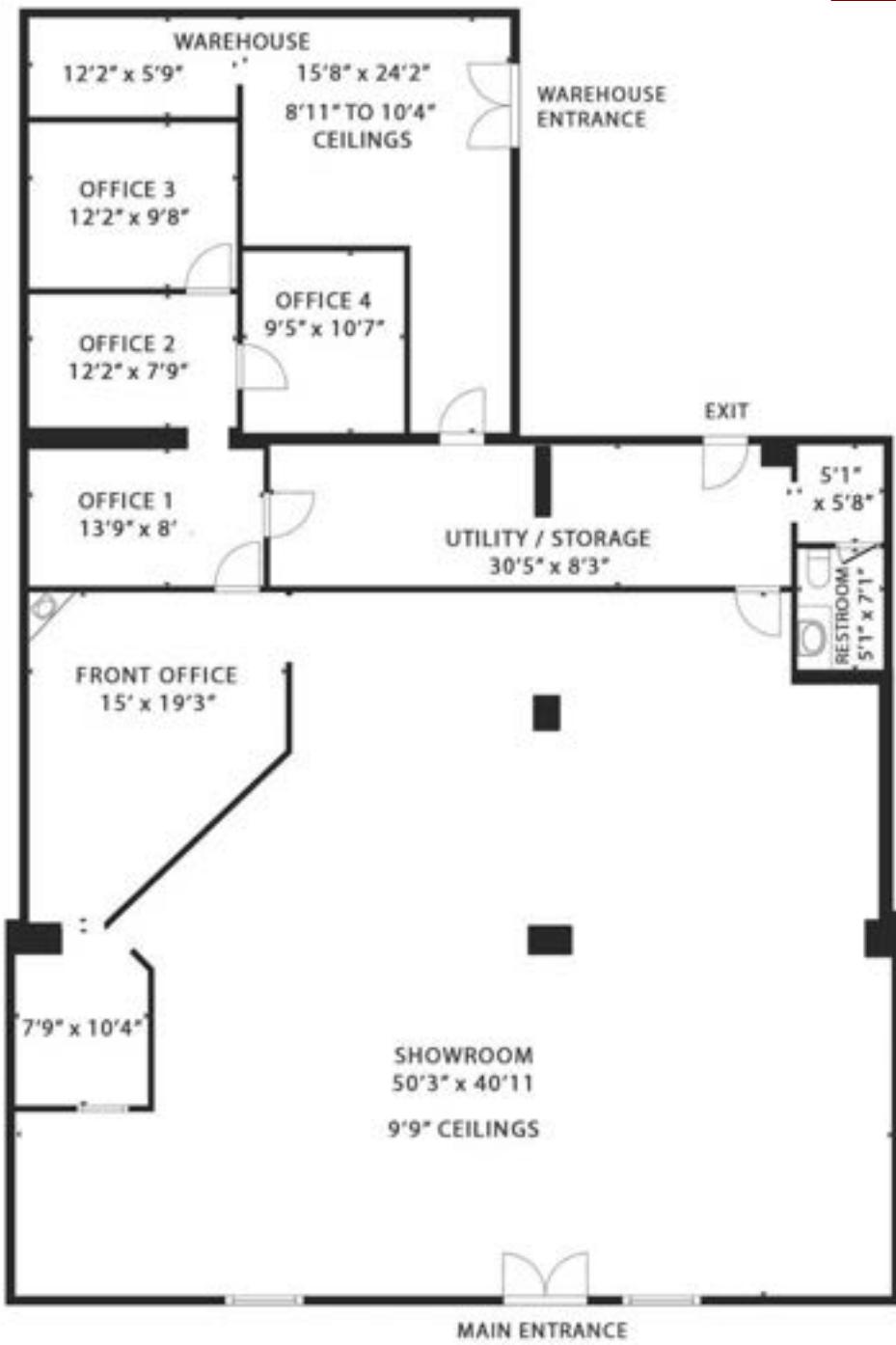
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3,300± SF Gross External Area (Per Assessor) / 3,191± SF Gross Internal Area (Per Matterport)

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

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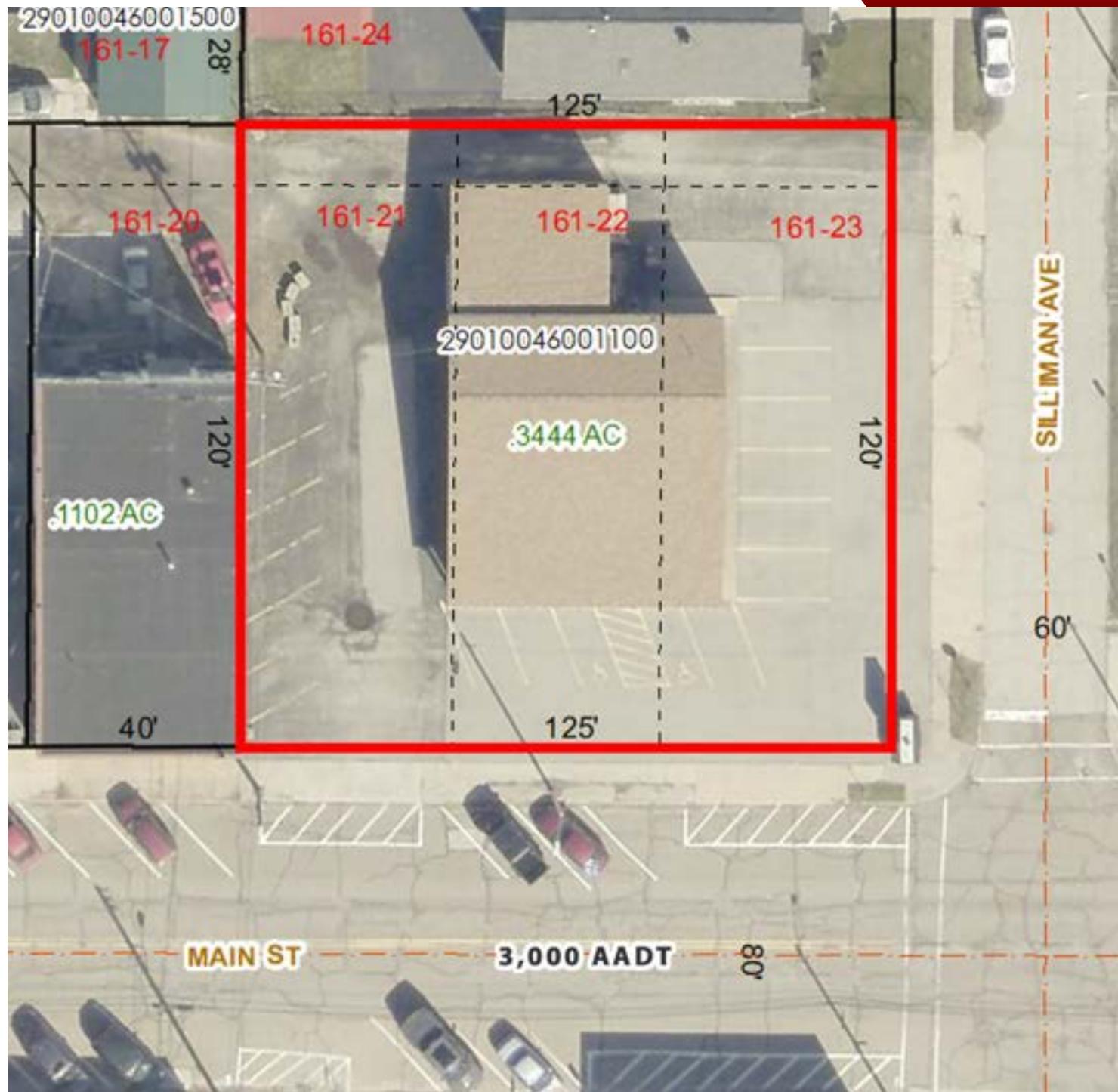
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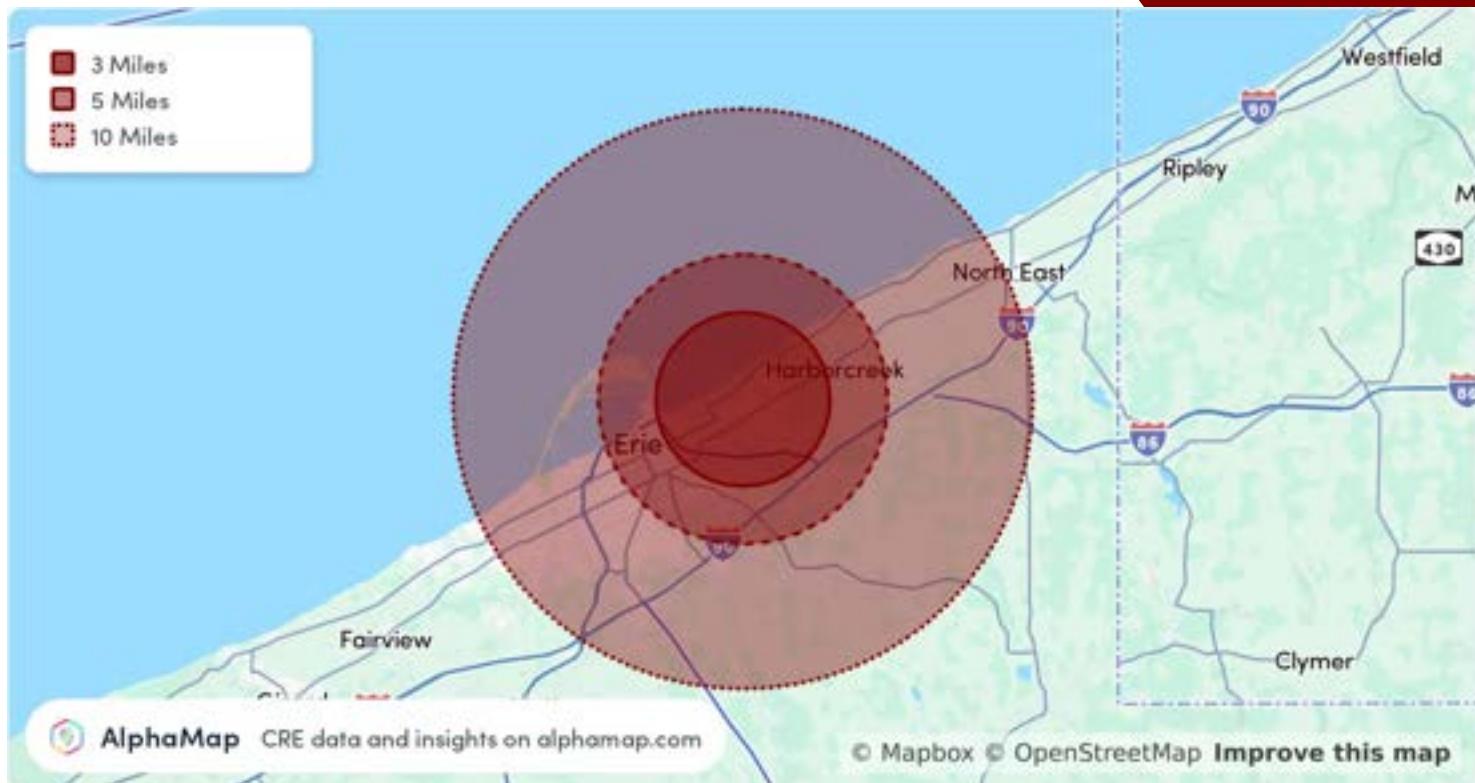
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	45,880	101,190	189,263
Average Age	40	39	41
Average Age (Male)	39	39	40
Average Age (Female)	41	40	42

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,968	40,316	78,589
Persons Per HH	2.6	2.5	2.4
Average HH Income	\$72,323	\$65,588	\$78,848
Average House Value	\$151,220	\$148,488	\$182,979
Per Capita Income	\$27,816	\$26,235	\$32,853

Map and demographics data derived from AlphaMap

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Address: 4024 MAIN ST

Owner: LYNCH TIMOTHY P UX NORMA J

Parcel: 29010046001100

Parcel Profile

Address	4024 MAIN ST
Street Status	PAVED
School District	IROQUOIS SCHOOL
Acreage	0.3444
Classification	C
Land Use Code	RESTAURANTS, STORES (RETAIL)
Legal Description	4024 MAIN ST 125 X 120
Square Feet	3300
Topo	LEVEL
Utility	ALL PUBLIC
Zoning	Please contact your municipal zoning officer
Deed Book	0711
Deed Page	0317
<hr/>	
2026 Tax Values	
Land Value / Taxable	45,000 / 45,000.00
Building Value / Taxable	119,700 / 119,700.00
Total Value / Taxable	164,700 / 164,700.00
Clean & Green	Inactive
Homestead Status	Inactive
Farmstead Status	Inactive
Lerta Amount	0
Lerta Expiration Year	0
<hr/>	
Commercial Data	
Card 1	RETAIL SINGLE OCCUP
	Business Living Area - 3300
	Year Built - 1984
	Improvement Name - LYNCH HOME MEDICAL SUPPLY
	Value - 101240

Other Buildings & Yards

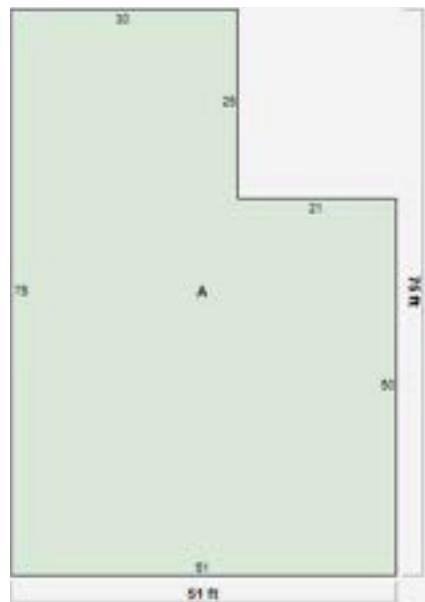
Description	Built	Width	Length	Area
PAVING ASPHALT PARKING	1984	0	0	12000

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
6/23/2000		LYNCH TIMOTHY P UX NORMA J	LAND & BUILDING		0711 / 0317	

Parcel Sketches

Commercial Card 1



A MAIN

3300 square feet

Parcel Images



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
2025	1088.67	1304.42	4456.39	0	6849.48
2024	1088.67	1222.07	4209.34	0	6520.08
2023	981.61	947.03	4044.64	0	5973.28
2022	981.61	749.39	4044.64	0	5775.64
2021	981.61	584.69	3941.70	0	5508.00
2020	940.44	584.69	3777.00	0	5302.13
2019	940.44	584.69	3632.06	0	5157.19
2018	891.03	535.28	3632.06	0	5058.37
2017	891.03	535.28	3503.60	0	4929.91
2016	849.85	535.28	3373.48	0	4758.61
2015	811.97	494.10	3253.25	0	4559.32
2014	811.97	411.75	3162.67	0	4386.39
2013	811.97	362.34	3065.50	0	4239.81
2012	960.74	436.70	3576.18	0	4973.62
2011	960.74	436.70	3485.66	0	4883.10
2010	960.74	436.70	3414.20	0	4811.64
2009	865.46	436.70	3414.20	0	4716.36
2008	825.76	436.70	3414.20	0	4676.66
2007	786.06	436.70	3414.20	0	4636.96
2006	786.06	436.70	3414.20	0	4636.96
2005	743.18	436.70	3414.20	0	4594.08

COMMERCIAL PROPERTY INFORMATION SHEET

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of REALTORS® (PAR).

1 PROPERTY 4024 Main Street, Erie, PA 165112 OWNER Timothy P. Lynch, Norma J. Lynch

3 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other: _____9 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows: N/A12 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
13 If no, when did you last occupy the Property? June 2025

14 3. DESCRIPTION

15 (A) Land Area: .3444 acres16 (B) Dimensions: 125 x 120 x 0

17 (C) Shape: _____

18 (D) Building Square Footage: 3300

19 4. PHYSICAL CONDITION

20 (A) Age of Property: _____ Additions: Resoration 1984

21 (B) Roof

22 1. Age of roof(s): 3 years Unknown23 2. Type of roof(s): Asphalt Shingles24 3. Has the roof been replaced or repaired during your ownership? Yes No25 4. Has the roof ever leaked during your ownership? Yes No26 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No

27 Explain any yes answers you give in this section: _____

30 (C) Structural Items, Basements and Crawl Spaces

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No32 2. Does the Property have a sump pump? Yes No33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? Yes No34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? Yes No

35 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

41 (D) Mechanical Systems

42 1. Type of heating: Forced Air Hot Water Steam Radiant
43 Other: _____44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
45 Other types of heating systems or combinations: _____46 3. Are there any chimneys? Yes No If yes, how many? _____47 Are they working? Yes No When were they last cleaned? _____

48 4. List any buildings (or areas in any buildings) that are not heated: _____

50 5. Type of water heater: Electric Gas Oil Capacity: 10 gallons
51 Other: _____

52 Buyer Initials: _____

CPI Page 1 of 7

Owner Initials: T.P.L. N.J.L.Pennsylvania
Association of
Realtors®

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10/04

53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
54 Other: _____
55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
56 If yes, explain: _____
57
58 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
59 List any buildings (or areas of any buildings) that are not air conditioned: _____
60
61 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
62 Other: _____
63 Transformers: _____ Type: _____
64 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____
65
66 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
67 If yes, explain: _____
68
69

70 (E) Site Improvements

71 1. Are you aware of any problems with storm-water drainage? Yes No
72 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
73 retaining walls on the Property? Yes No
74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
75 the date and person by whom any repairs were done, if known: _____
76
77

78 (F) Other Equipment

79 1. Exterior Signs: Yes No How many? 2 Number illuminated: 2
80 2. Elevators: Yes No How many? 1 Cable Hydraulic rail
81 Working order? Yes No Certified through (date) _____
82 Date last serviced _____
83 3. Skylights: Yes No How many? _____
84 4. Overhead Doors: Yes No How many? _____ Size: _____
85 5. Loading Docks: Yes No How many? 1 Levelers: Yes No
86 6. At grade doors: Yes No How many? _____
87 7. Are you aware of any problems with the equipment listed in this section? Yes No
88 If yes, explain: _____
89

90 (G) Fire Damage

91 1. To your knowledge, was there ever a fire on the Property? Yes No
92 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? Yes No
93 If yes, explain location and extent of damage: _____
94

95 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No
If yes, explain: _____
96

97 (I) Alarm/Safety Systems

98 1. Fire: Yes No In working order? Yes No
99 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
100 2. Fire extinguishers: Yes No
101 3. Smoke: Yes No In working order? Yes No
102 4. Sprinkler: Yes No Inspected/certified? Yes No
103 Wet Dry Flow rate: _____
104 5. Security: Yes No In working order? Yes No
105 If yes, connected to: Police Department Yes No Monitoring Service Yes No
106 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
107 If yes, explain: One Time Connection to Vector security Inc.
108

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

112 1. Are you aware of any fill or expansive soil on the Property? Yes No
113 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have
115 occurred on or affect the Property? Yes No
116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
117 Yes No

118 Explain any yes answers you give in this section: _____
119 _____
120 _____

121 (B) Hazardous Substances

122 1. Are you aware of the presence of any of the following on the Property?

123 Asbestos material: Yes No

124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No

125 Discoloring of soil or vegetation: Yes No

126 Oil sheen in wet areas: Yes No

127 Contamination of well or other water supply: Yes No

128 Proximity to current or former waste disposal sites: Yes No

129 Proximity to current or former commercial or industrial facilities: Yes No

130 Proximity to current, proposed, or former mines or gravel pits: Yes No

131 Radon levels above 4 pico curies per liter: Yes No

132 Use of lead-based paint: Yes No

133 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
135 Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No

137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
138 _____
139 _____

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
141 If yes, list all available reports and records: _____
142 _____
143 _____

144 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No

145 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
146 Total number of storage tanks on the Property: _____ Aboveground _____ Underground

147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No

148 If no, identify any unregistered storage tanks: _____

149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No

150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage
151 tank? Yes No

152 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
153 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
154 _____
155 _____

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
157 Yes No

158 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
159 Explain: _____
160 _____
161 _____

162 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No

163 Explain any yes answers you give in this section: _____
164 _____
165 _____

166 Buyer Initials: _____

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Owner Initials: T.P.L. 9/28

167 (C) Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [] Yes [✓] No
169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [] Yes [✓] No
170 3. Is the Property currently under contract by a licensed pest control company? [] Yes [✓] No
171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [] Yes [✓] No
172 Explain any yes answers you give in this section: _____
173 _____
174 _____

175 (D) Natural Hazards/Wetlands

176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? [] Yes [✓] No
177 2. Do you know of any past or present drainage or flooding problems affecting the Property? [] Yes [✓] No
178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [] Yes [✓] No
179 Explain any yes answers you give in this section: _____
180 _____
181 _____

182 **6. UTILITIES**

183 (A) Water

184 1. What is the source of your drinking water? [✓] Public [] Community System [] Well on Property
185 [] Other: _____
186 2. If the Property's source of water is not public:
187 When was the water last tested? _____
188 What was the result of the test? _____
189 Is the pumping system in working order? [] Yes [] No
190 If no, explain: _____
191 _____
192 3. Is there a softener, filter, or other purification system? [] Yes [✓] No
193 If yes, is the system: [] Leased [] Owned
194 4. Are you aware of any problems related to the water service? [] Yes [✓] No
195 If yes, explain: _____
196 _____

197 (B) Sewer/Septic

198 1. What is the type of sewage system? [✓] Public Sewer [] Community Sewer [] On-site (or Individual) sewage system
199 If on-site, what type? [] Cesspool [] Drainfield [] Unknown
200 [] Other (specify): _____
201 2. Is there a septic tank on the Property? [] Yes [✓] No [] Unknown
202 If yes, what is the type of tank? [] Metal/steel [] Cement/concrete [] Fiberglass [] Unknown
203 [] Other (specify): _____
204 3. When was the on-site sewage disposal system last serviced? _____
205 4. Is there a sewage pump? [] Yes [] No
206 If yes, is it in working order? [] Yes [] No
207 5. Are you aware of any problems related to the sewage system? [] Yes [] No
208 If yes, explain: _____
209 _____

210 (C) Other Utilities

211 The Property is serviced by the following: [✓] Natural Gas [✓] Electricity [✓] Telephone
[] Other: _____

212 **7. TELECOMMUNICATIONS**

213 (A) Is a telephone system included with the sale of the Property? [✓] Yes [] No
214 If yes, type: _____
215 (B) Are ISDN lines included with the sale of the Property? [] Yes [] No
216 (C) Is the Property equipped with satellite dishes? [] Yes [✓] No
217 If yes, how many? _____
218 Location: _____
219 (D) Is the Property equipped for cable TV? [] Yes [] No
220 If yes, number of hook-ups: _____
221 Location: _____
222 (E) Are there fiber optics available to the Property? [] Yes [] No Is the building wired for fiber optics? [] Yes [✓] No
223 Does the Property have T1 or other capability? [] Yes [] No

225 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

226 (A) Compliance, Building Codes & OSHA

227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?
228 [] Yes No

229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [] Yes No

230 3. Do you know of any health, fire, or safety violations concerning this Property? [] Yes No

231 4. Do you know of any OSHA violations concerning this Property? [] Yes No

232 5. Do you know of any improvements to the Property that were done without building or other required permits? [] Yes No

233 Explain any yes answers you give in this section: _____

234 (B) Condemnation or Street Widening

235 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
236 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
237 [] Yes No

238 If yes, explain: _____

239 (C) Zoning

240 1. The Property is currently zoned B-1 Business by the (county,
241 ZIP) 16511

242 2. Current use is: [] conforming [] non-conforming [] permitted by variance [] permitted by special exception

243 3. Do you know of any pending or proposed changes in zoning? [] Yes No

244 If yes, explain: _____

245 (D) Is there an occupancy permit for the Property? Yes [] No

246 (E) Is there a Labor and Industry Certificate for the Property? [] Yes No
247 If yes, Certificate Number is: _____

248 (F) Is the Property a designated historic or archeological site? [] Yes No
249 If yes, explain: _____

250 9. LEGAL/TITLE ISSUES

251 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes No

252 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
253 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes No

254 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
255 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
256 records of the county recorder where the Property is located? [] Yes No

257 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
258 unpaid? [] Yes No

259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes No

260 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes No

261 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
262 cannot be satisfied by the proceeds of this sale? [] Yes No

263 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes No

264 Explain any yes answers you give in this section: _____

265 10. RESIDENTIAL UNITS

266 (A) Is there a residential dwelling unit located on the Property? [] Yes No

267 If yes, number of residential dwelling units: _____

268 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's
269 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

270 11. TENANCY ISSUES

271 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes No

272 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
273 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [] Yes No

274 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes No

275 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? [] Yes No

276 283 Buyer Initials: _____

277 CPI Page 5 of 7

278 Owner Initials: T.P.L. mgx

284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes [✓] No
285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
286 terms, etc.)? [] Yes [] No
287 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
288 [] Yes [] No
289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes [] No
290 (I) Are you currently involved in any type of dispute with any tenant? [] Yes [] No
291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
292
293
294

295 12. DOMESTIC SUPPORT LIEN LEGISLATION

296 Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
297 domestic relations office in any Pennsylvania county? [] Yes [✓] No
298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
299 number: _____

300 13. LAND USE RESTRICTIONS OTHER THAN ZONING

301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [] Yes [✓] No
303 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
307 in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the
308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
310 (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an
311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
312 supply, or open spaces uses)? [] Yes [✓] No
313 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
318 tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The
319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
322 [] Yes [✓] No

323 Explain any yes answers you give in this section: _____

324 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

325 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
326 elevators, other equipment, pest control). Attach additional sheet if necessary: N/A
327
328
329
330
331
332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: N/A
334
335
336
337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
339 Yurkovic Plumbing (Back Flow Preventer annual Insp. 2828 Buffalo
340 Rd Eye Pt 14510 814-869-6309
341 ETG Communications 2835 Pearl St. Erie Pt 14510 814-898-1400

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
347 by a change in the condition of the Property following completion of this form.

348 OWNER Timothy P. Lynch

DATE October 20, 2025

349 OWNER Norma J. Lynch

DATE 10/20/25

350 OWNER _____

DATE _____

351 BUYER _____

DATE _____

352 BUYER _____

DATE _____

353 BUYER _____

DATE _____

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1272 – B-1 Business Districts

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1272.01 PURPOSE AND AUTHORIZED USES

The purpose of this District is to provide ample land area for the business potential of the Township. While the District is primarily designed for the shopping convenience of persons residing within the Township, the uses provided for also serve regional interests and needs. Since this District is the only business district within the Township, it is designed and intended to permit a wide range of commercial uses. Standards are developed to provide an attractive, functional, and efficient central shopping and business district to protect existing investments and encourage reinvestment.

The following uses are authorized:

Permitted Uses

- Private clubs and fraternal organizations
- Private schools or training establishments
- Eating and drinking establishments (non drive-in)
- Essential services
- Public structures and grounds
- Personal and professional services
- Funeral homes
- Hotels and motels
- Indoor commercial recreation
- Retail business
- Wholesale business
- Churches

- Medical clinics, hospitals, and nursing homes
- Accessory uses and structures
- Signs (Section 1286.04)
- Fences and walls (Section 1286.05)
- Child day care use center (Section 1286.23)
- Bottle club (Section 1286.24)
- Animal care
- Communications antennas mounted on an existing public utility transmission tower, building, or other structure, including existing communications towers and communications equipment buildings
- Short Term Rentals (Ref. Ordinance 2023-4)

Special Exception Uses

- Automotive dealer establishments (Section 1286.11)
- Automotive service establishments (Section 1286.12)
- Car washes (Section 1286.13)
- Drive-in establishments (Section 1286.14)
- Residential uses (Section 1286.08)
- Renewable energy source (Section 1286.18)
- Temporary structures (Section 1286.01)
- Day care (Sections 1286.21 and 1286.22)

Conditional Uses

- Natural gas production (Section 1286.19)

Address: 4230 Iroquois Avenue, Erie, PA 16511

Phone: 814-899-2305

Fax: 814-899-3227

Email:

clerk@lawrenceparktwp.org