

3,300± SF BUILDING WITH PARKING FOR 18+

**For Sale** | 4024 Main Street | Erie, PA 16511



#### OFFERING SUMMARY

<b>Sale Price:</b>	\$339,000
<b>Building Size:</b>	3,300 SF
<b>Lot Size:</b>	0.344 Acres
<b>Price / SF:</b>	\$102.73
<b>Year Built:</b>	1984
<b>Utilities:</b>	Public
<b>Tax ID#:</b>	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](mailto:sbauer@sherrybauerrealestate.com)

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

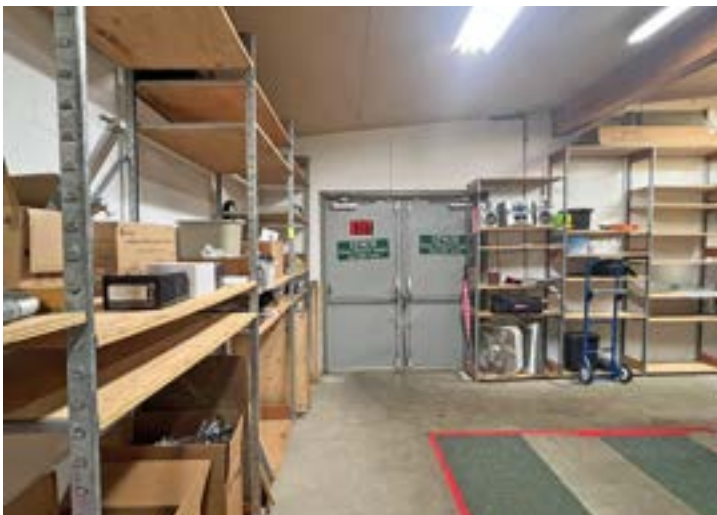
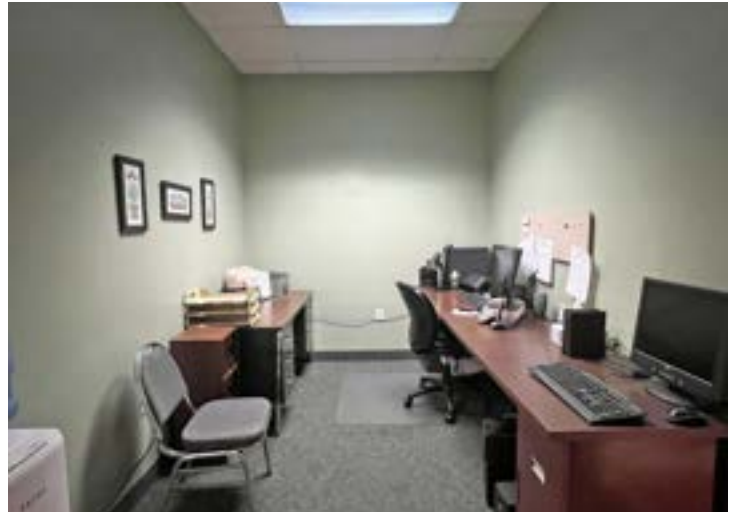
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[www.sherrybauerrealestate.com](http://www.sherrybauerrealestate.com)

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



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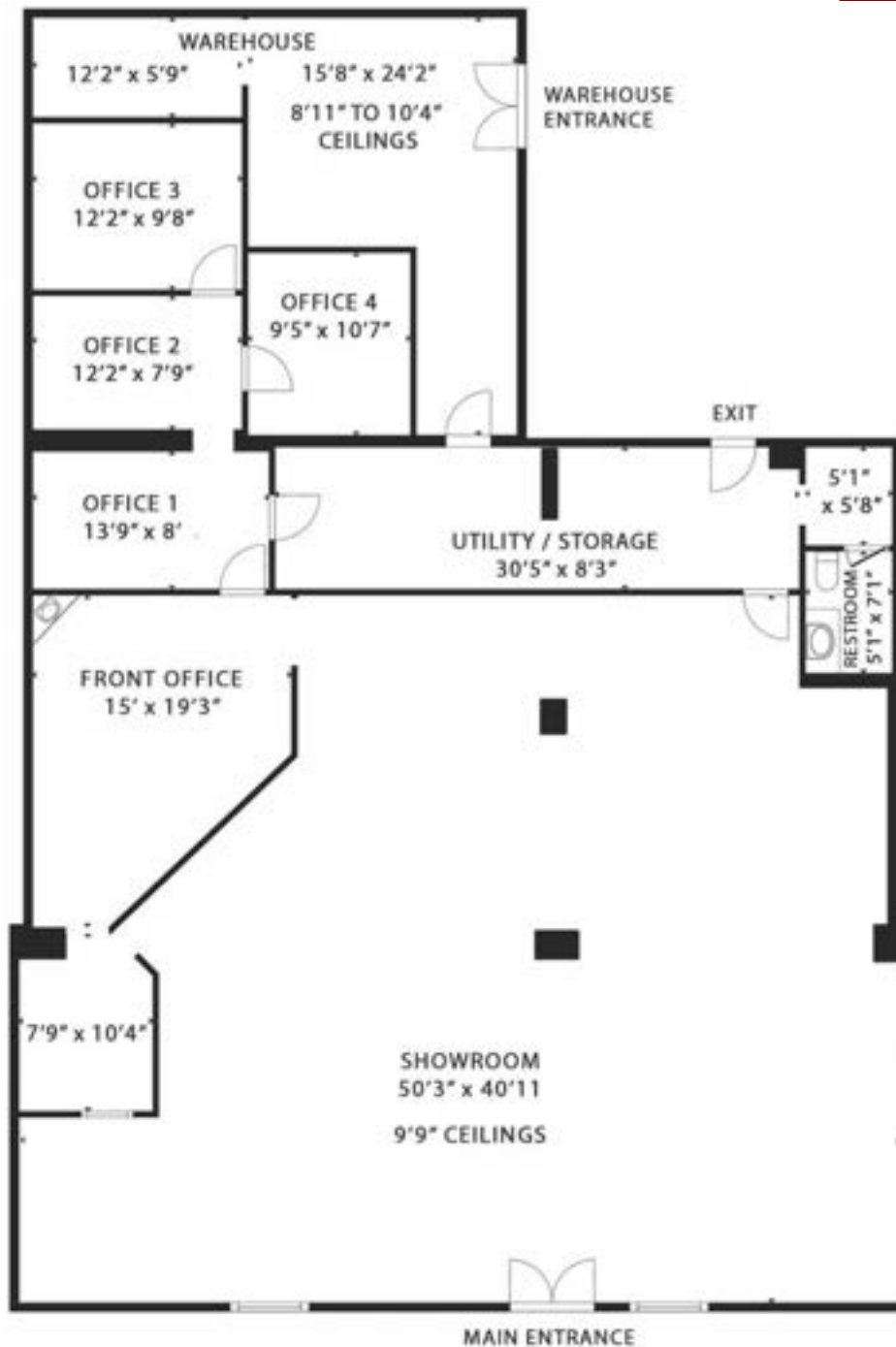
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3,300± SF Gross External Area (Per Assessor) / 3,191± SF Gross Internal Area (Per Matterport)

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

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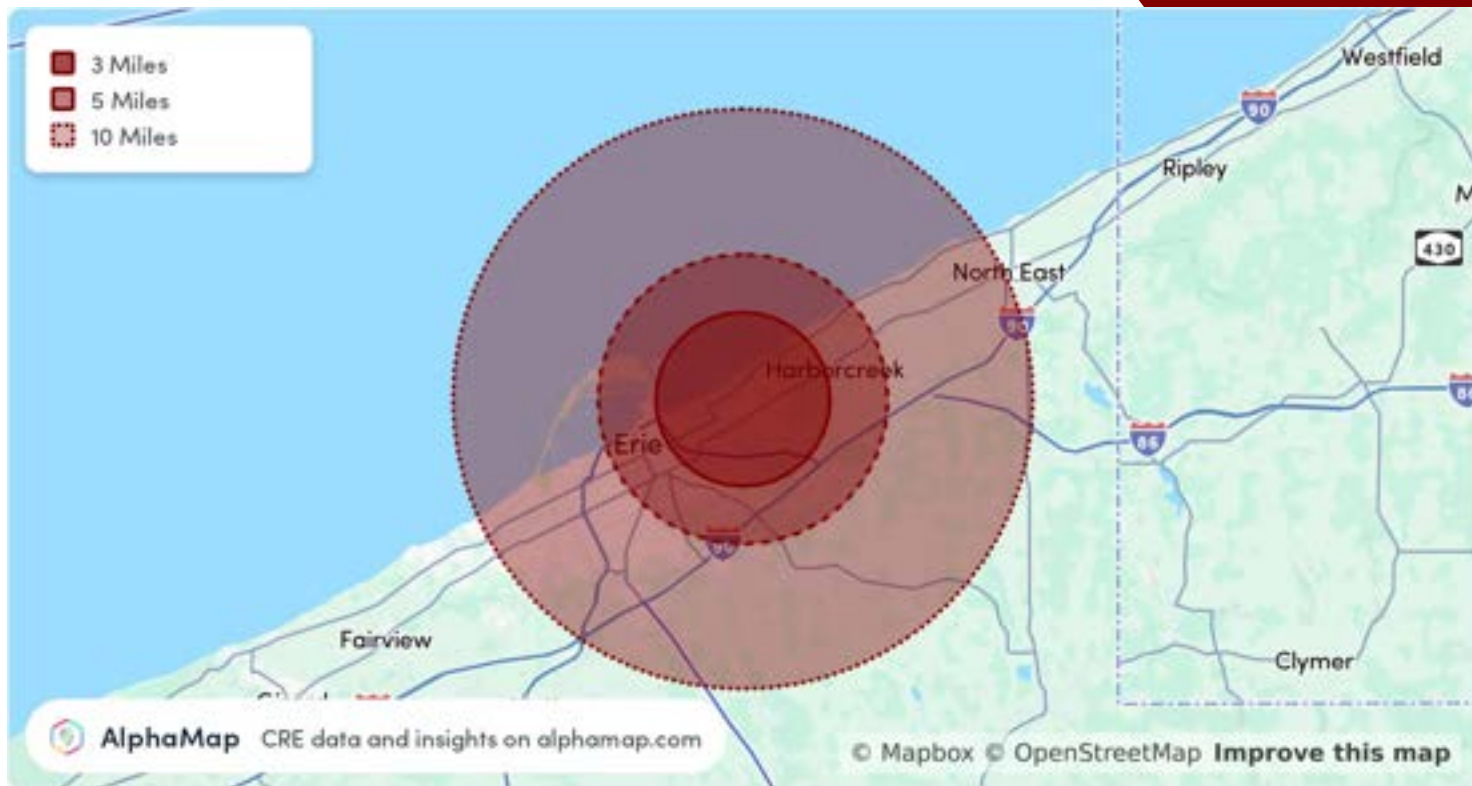
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	45,880	101,190	189,263
Average Age	40	39	41
Average Age (Male)	39	39	40
Average Age (Female)	41	40	42
HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	17,968	40,316	78,589
Persons Per 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			
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			
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

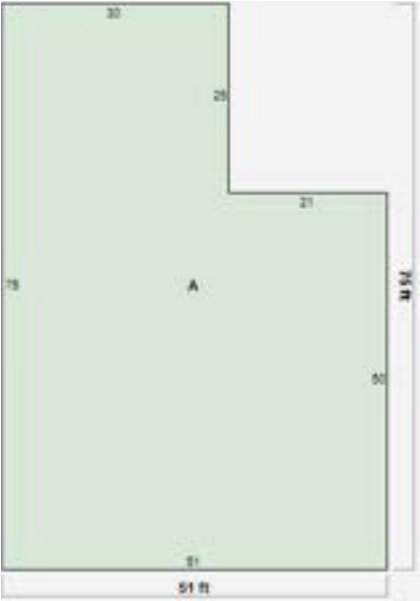
Description	Built	Width	Length	Area
PAVING ASPHALT PARKING	1984	0	0	12000

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

CPI

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 16511

3 **OWNER** Timothy P. Lynch, Norma J. Lynch

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties  
5 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  
6 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  
10 other areas related to the construction and conditions of the Property and its improvements, except as follows: N/A

12 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 acres

16 (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: Respiration 1984

### 21 (B) Roof

22 1. Age of roof(s): 3 years ☐ Unknown

23 2. Type of roof(s): Asphalt Shingles

24 3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

25 4. Has the roof ever leaked during your ownership? ☐ Yes ☒ No

26 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 ☒ No

32 2. Does the Property have a sump pump? ☐ Yes ☒ No

33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?  
34 ☐ Yes ☒ No

35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or  
36 other structural components? ☐ Yes ☒ No

37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the  
38 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 are as in any buildings) that are not heated: \_\_\_\_\_

49 5. Type of water heater: ☐ Electric ☒ Gas ☐ Oil Capacity: 10 gallons  
50 ☐ Other: \_\_\_\_\_

52 **Buyer Initials:** \_\_\_\_\_

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**Owner Initials:** T.P.L. ngy



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Association of  
Realtors®

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10/04

6. Type of plumbing: ☐ Copper ☐ Galvanized ☐ Lead ☒ PVC ☐ Unknown  
☐ Other: \_\_\_\_\_
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_
8. Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Wall ☐ None Capacity: \_\_\_\_\_  
List any buildings (or areas of any buildings) that are not air conditioned: \_\_\_\_\_
9. Type of electric service: \_\_\_\_\_ AMP ☐ 220 Volt ☐ 3-phase ☐ 1-phase ☐ KVA: \_\_\_\_\_  
☐ Other: \_\_\_\_\_  
Transformers: \_\_\_\_\_ Type: \_\_\_\_\_  
Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No If yes, explain: \_\_\_\_\_
10. Are you aware of any problems with any item in this section that has not already been disclosed? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? ☐ Yes ☒ No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? ☐ Yes ☒ No
3. 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: \_\_\_\_\_

(F) Other Equipment

1. Exterior Signs: ☒ Yes ☐ No How many? 2 Number Illuminated: 2
2. Elevators: ☐ Yes ☒ No How many? \_\_\_\_\_ Cable ☐ Hydraulic rail  
Working order? ☐ Yes ☐ No Certified through (date) \_\_\_\_\_  
Date last serviced \_\_\_\_\_
3. Skylights: ☐ Yes ☒ No How many? \_\_\_\_\_
4. Overhead Doors: ☐ Yes ☒ No How many? \_\_\_\_\_ Size: \_\_\_\_\_
5. Loading Docks: ☒ Yes ☐ No How many? 1 Levelers: ☐ Yes ☐ No
6. At grade doors: ☐ Yes ☐ No How many? \_\_\_\_\_
7. Are you aware of any problems with the equipment listed in this section? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? ☐ Yes ☒ No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? ☐ Yes ☐ No  
If yes, explain location and extent of damage: \_\_\_\_\_

- (H) Are you aware of any problems with water and sewer lines servicing the Property? ☐ Yes ☒ No  
If yes, explain: \_\_\_\_\_

(I) Alarm/Safety Systems

1. Fire: ☒ Yes ☐ No In working order? ☐ Yes ☒ No  
If yes, connected to: Fire Department ☐ Yes ☐ No Monitoring Service: ☐ Yes ☐ No
2. Fire extinguishers: ☒ Yes ☐ No
3. Smoke: ☒ Yes ☐ No In working order? ☐ Yes ☒ No
4. Sprinkler: ☐ Yes ☒ No Inspected/certified? ☐ Yes ☐ No  
☐ Wet ☐ Dry Flow rate: \_\_\_\_\_
5. Security: ☒ Yes ☐ No In working order? ☐ Yes ☒ No  
If yes, connected to: Police Department ☐ Yes ☐ No Monitoring Service ☐ Yes ☐ No
6. Are there any areas of the Property that are not serviced by the systems in this section? ☐ Yes ☐ No  
If yes, explain: ONE TIME Connection to Vector security Inc.

Buyer Initials: \_\_\_\_\_

CPI Page 2 of 7

Owner Initials: T.P.L.



5. ENVIRONMENTAL

(A) Soil Conditions

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

Explain any yes answers you give in this section: \_\_\_\_\_

(B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?  
Asbestos material: ☐ Yes ☒ No  
Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No  
Discoloring of soil or vegetation: ☐ Yes ☒ No  
Oil sheen in wet areas: ☐ Yes ☒ No  
Contamination of well or other water supply: ☐ Yes ☒ No  
Proximity to current or former waste disposal sites: ☐ Yes ☒ No  
Proximity to current or former commercial or industrial facilities: ☐ Yes ☒ No  
Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No  
Radon levels above 4 pico curies per liter: ☐ Yes ☒ No  
Use of lead-based paint: ☐ Yes ☒ No

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

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

If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No  
If yes, list all available reports and records: \_\_\_\_\_

2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground  
Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground  
Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No  
If no, identify any unregistered storage tanks: \_\_\_\_\_  
Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☐ No  
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 tank? ☐ Yes ☐ No  
Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No Explain: \_\_\_\_\_

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

If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☐ No  
Explain: \_\_\_\_\_

4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☒ No  
Explain any yes answers you give in this section: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

CPI Page 3 of 7

Owner Initials: T.P.L. ngx

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? ☐ Yes ☒ No
2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
3. Is the Property currently under contract by a licensed pest control company? ☐ Yes ☒ No
4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? ☐ Yes ☒ No

Explain any yes answers you give in this section: \_\_\_\_\_

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No
2. Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No
3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? ☐ Yes ☒ No

Explain any yes answers you give in this section: \_\_\_\_\_

6. UTILITIES

(A) Water

1. What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property  
☐ Other: \_\_\_\_\_

2. If the Property's source of water is not public:

When was the water last tested? \_\_\_\_\_

What was the result of the test? \_\_\_\_\_

Is the pumping system in working order? ☐ Yes ☐ No

If no, explain: \_\_\_\_\_

3. Is there a softener, filter, or other purification system? ☐ Yes ☒ No

If yes, is the system: ☐ Leased ☐ Owned

4. Are you aware of any problems related to the water service? ☐ Yes ☒ No

If yes, explain: \_\_\_\_\_

(B) Sewer/Septic

1. What is the type of sewage system? ☒ Public Sewer ☐ Community Sewer ☐ On-site (or Individual) sewage system  
If on-site, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown

☐ Other (specify): \_\_\_\_\_

2. Is there a septic tank on the Property? ☐ Yes ☒ No ☐ Unknown

If yes, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown

☐ Other (specify): \_\_\_\_\_

3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_

4. Is there a sewage pump? ☐ Yes ☐ No

If yes, is it in working order? ☐ Yes ☐ No

5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No

If yes, explain: \_\_\_\_\_

(C) Other Utilities

The Property is serviced by the following: ☒ Natural Gas ☒ Electricity ☒ Telephone

☐ Other: \_\_\_\_\_

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? ☒ Yes ☐ No

If yes, type: \_\_\_\_\_

- (B) Are ISDN lines included with the sale of the Property? ☐ Yes ☐ No

- (C) Is the Property equipped with satellite dishes? ☐ Yes ☒ No

If yes, how many? \_\_\_\_\_

Location: \_\_\_\_\_

- (D) Is the Property equipped forcable TV? ☐ Yes ☐ No

If yes, number of hook-ups: \_\_\_\_\_

Location: \_\_\_\_\_

- (E) Are there fiber optics available to the Property? ☐ Yes ☐ No Is the building wired for fiber optics? ☐ Yes ☒ No

Does the Property have T1 or other capability? ☐ Yes ☐ No

Buyer Initials: \_\_\_\_\_

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Owner Initials: T.P.L. ngx



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? ☐ Yes ☒ No
- 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 \_\_\_\_\_
- 235 \_\_\_\_\_

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? ☐ Yes ☒ No
- 238 ☐ Yes ☒ No
- 239 If yes, explain: \_\_\_\_\_
- 240 \_\_\_\_\_
- 241 \_\_\_\_\_

242 (C) Zoning

- 243 1. The Property is currently zoned B-1 Business by the (county, ZIP) 16511
- 244 2. Current use is: ☐ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- 245 3. Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No
- 246 If yes, explain: \_\_\_\_\_
- 247 \_\_\_\_\_
- 248 \_\_\_\_\_

- 249 (D) Is there an occupancy permit for the Property? ☒ Yes ☐ No

- 250 (E) Is there a Labor and Industry Certificate for the Property? ☐ Yes ☒ No

251 If yes, Certificate Number is: \_\_\_\_\_

- 252 (F) Is the Property a designated historic or archeological site? ☐ Yes ☒ No

253 If yes, explain: \_\_\_\_\_

254 \_\_\_\_\_

255 9. LEGAL/TITLE ISSUES

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? ☐ Yes ☒ No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No
- 258 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- 259 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- 260 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- 261 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- 262 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that 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 \_\_\_\_\_
- 266 \_\_\_\_\_
- 267 \_\_\_\_\_
- 268 \_\_\_\_\_
- 269 \_\_\_\_\_
- 270 \_\_\_\_\_
- 271 \_\_\_\_\_

272 10. RESIDENTIAL UNITS

- 273 (A) Is there a residential dwelling unit located on the Property? ☐ Yes ☒ No

274 If yes, number of residential dwelling units: \_\_\_\_\_

275 **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 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

276 \_\_\_\_\_

277 \_\_\_\_\_

277 11. TENANCY ISSUES

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☐ Yes ☒ No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? ☐ Yes ☒ No
- 280 (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☒ No
- 281 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? ☐ Yes ☒ No
- 282 \_\_\_\_\_

283 Buyer Initials: \_\_\_\_\_

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Owner Initials: T.P.L. [Signature]

- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☒ No
- (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 terms, etc.)? ☐ Yes ☐ No
- (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? ☐ Yes ☐ No
- (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☐ No
- (I) Are you currently involved in any type of dispute with any tenant? ☐ Yes ☐ No
- Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

## 12. DOMESTIC SUPPORT LIEN LEGISLATION

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 domestic relations office in any Pennsylvania county? ☐ Yes ☒ No

If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

## 13. LAND USE RESTRICTIONS OTHER THAN ZONING

(A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☒ No

**Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment 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 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

(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 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No

**Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back 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 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

(C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section:

## 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

(A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary: N/A

(B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: N/A

(C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:

Yurkovic Plumbing (Back Flow) Preventor annual Insp. 2828 Buffalo Rd Erie Pa 16510 814-899-6309  
ETG Communications 2835 Pearl St. Erie Pa 16510 814-898-1400

Buyer Initials: \_\_\_\_\_

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Owner Initials: T.P.L. [Signature]



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  
Timothy P. Lynch

DATE October 20  
2025

349 OWNER Norma J. Lynch  
Norma J. Lynch

DATE 10/20/25

350 OWNER \_\_\_\_\_

DATE \_\_\_\_\_

351 BUYER \_\_\_\_\_

DATE \_\_\_\_\_

352 BUYER \_\_\_\_\_

DATE \_\_\_\_\_

353 BUYER \_\_\_\_\_

DATE \_\_\_\_\_

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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)

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**Address:** 4230 Iroquois  
Avenue, Erie, PA 16511

**Phone:** 814-899-2305

**Fax:** 814-899-3227

**Email:**

clerk@lawrenceparktwp.org