

FOR SALE

1,820± SF FREESTANDING BUILDING

7782 West Ridge Road | Fairview, PA 16415



OFFERED AT:
\$695,000

PROPERTY HIGHLIGHTS

- 1,820± SF Freestanding Commercial Building
- Situated On 3 Parcels Totaling 1.1± Acres
- Built In 1960 & Completely Renovated Including 910± SF Addition In 2024
- New Roof, Gas Forced Air Furnace, ADA Restroom & Digital/Pylon Signage
- Floor Plan & Environmental Report Available
- Public Utilities & Abundant Parking
- ±270' Frontage On W. Ridge Road
- 7,400 Average Daily Traffic (PennDOT AADT, 2022 Count Year)
- Zoned B-2, Highway Commercial (Fairview Township)
- Offering Many Potential Uses: Retail, Restaurant, Banks, Offices, Beauty Shops, Bakery, Self-Service Laundry, Outdoor Recreation & More
- Tour Online:
<https://my.matterport.com/show/?m=qwJQC1qZDXj>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

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For Sale | 7782 West Ridge Road | Fairview, PA 16415



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sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

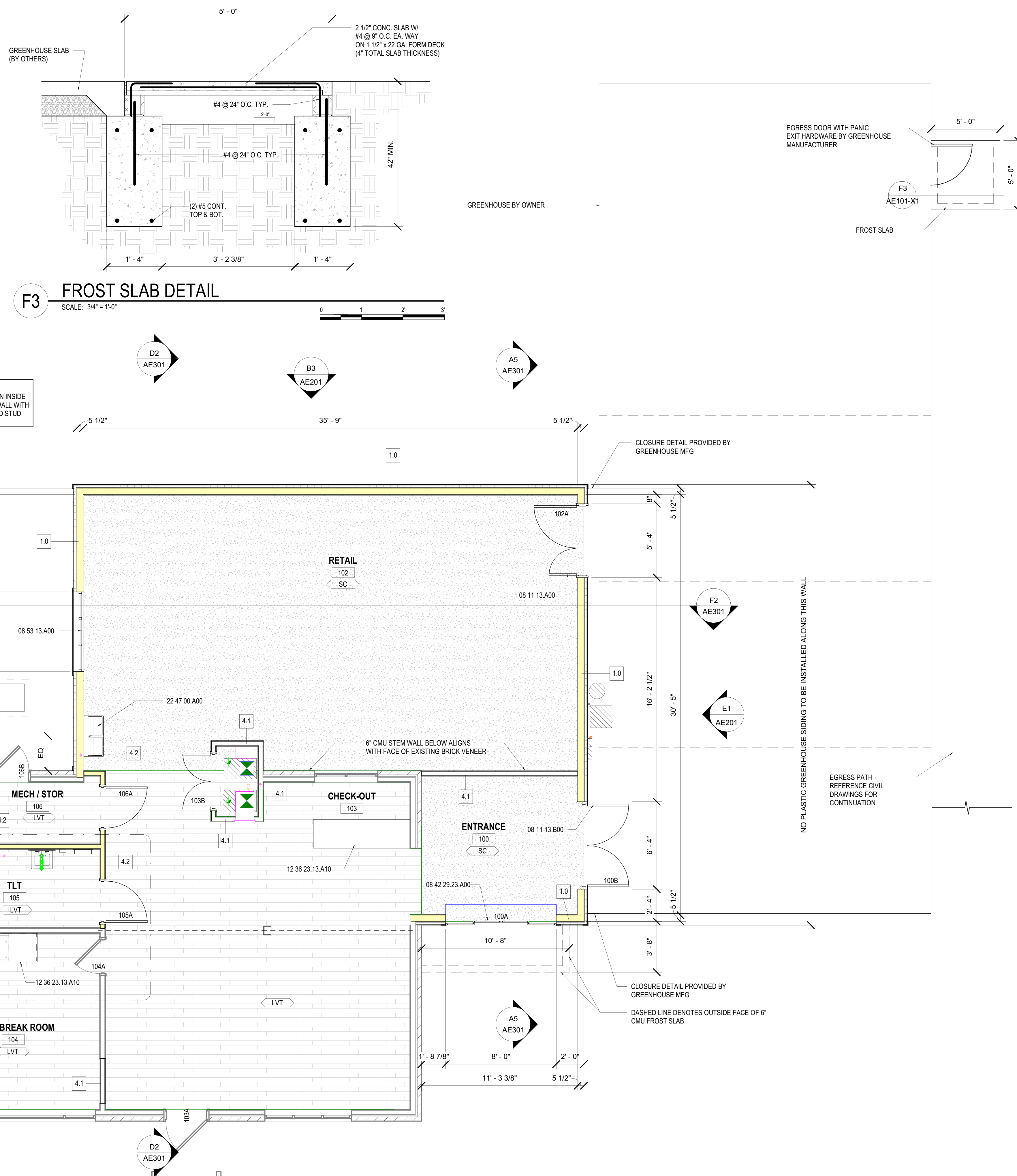
F. 814.453.2001

www.sherrybauerrealestate.com

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SHEET FILED AT DATE: 8/15/2024 10:42:01 AM
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NOTE:
PER DETAIL 1/S210, ALIGN INSIDE
FACE OF 6\"/>

A2 FLOOR PLAN
SCALE: 1/4\"/>

GENERAL SHEET NOTES

WALL TYPES LEGEND

MARK	DESCRIPTION	RATG
1.0	5/8\"/>	
4.1	5/8\"/>	
4.2	5/8\"/>	

REFERENCE KEYNOTES

08 11 13.A00	HOLLOW METAL DOOR AND FRAME
08 11 13.B00	INSULATED HOLLOW METAL DOOR AND FRAME
08 42 29.23.A00	SLIDING AUTOMATIC ENTRANCE DOOR
08 53 13.A00	VINYL WINDOW
12 36 23.13.A10	PLASTIC-LAMINATE-CLAD COUNTERTOP
22 47 00.A00	DRINKING FOUNTAIN, SEE PLUMBING DRAWINGS

NO PLASTIC GREENHOUSE SIDING TO BE INSTALLED ALONG THIS WALL

EGRESS PATH -
REFERENCE CIVIL
DRAWINGS FOR
CONTINUATION

CLOSURE DETAIL PROVIDED BY
GREENHOUSE MFG

DASHED LINE DENOTES OUTSIDE FACE OF 6\"/>

SHEET KEYNOTES

OVERALL FLOOR PLAN

DRAWN BY: JDW
CHECKED BY: CDY
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DRAWING NO.

WMF
WEBER MURPHY FOX

ARCHITECTURE
INTERIORS
CONSTRUCTION MANAGEMENT
PLANNING & LANDSCAPE ARCHITECTURE

**CLEVELAND
ERIE
SAN ANTONIO
STATE COLLEGE**

CIVIL ENGINEER
SANFORD SURVEYING

4721 ATLANTIC AVE.
ERIE PA 16506
PHONE: 814-835-0010
E-MAIL: msanford@sanfordsurvey.com
www.sanfordsurvey.com

STRUCTURAL ENGINEER
THORSON BAKER & ASSOCIATES

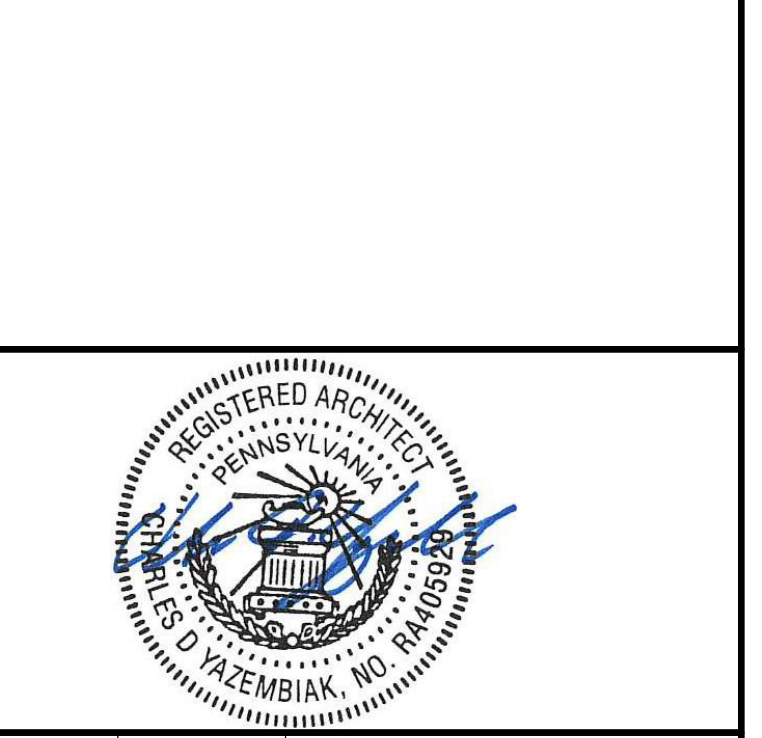
3030 W STREETSBORO
RICHFIELD OH 44136
PHONE: 330-659-6688
E-MAIL: krichard@thorsonbak.com

ARCHITECT
WEBER MURPHY FOX

3230 WEST LAKE RD
ERIE PA 16505
PHONE: 814-820-1972
E-MAIL: cgraymbia@wmf-inc.com
www.wmf-inc.com

MEPT ENGINEER
THORSON BAKER & ASSOCIATES

3030 W STREETSBORO
3030 W STREETSBORO
PHONE: 330-659-6688
E-MAIL: rtashar@thorsonbak.com



MARK	DATE	DESCRIPTION
1	5/8/24	FDN WALL DIMENSIONS
	NOV 2023	CONSTRUCTION DOCUMENTS
	OCT 2023	DEMO / FOUNDATIONS PERMIT

PROJECT TITLE:
**GILBERT'S GARDENS
RETAIL BUILDING
ADDITION**

778 WEST RIDGE ROAD
FARVIEW PA 16415

PROJECT NUMBER: 2023.101.00
PROJECT PHASE: CONSTRUCTION DOCUMENTS

SHEET TITLE:
OVERALL FLOOR PLAN

DRAWN BY: JDW
CHECKED BY: CDY
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DRAWING NO.

AE101-X1

Address: 7782 W RIDGE RD

Owner: GILBERTS GARDEN LLC

Parcel: 21079018001300

Parcel Profile

Address 7782 | W | RIDGE | RD

Street Status PAVED

School District FAIRVIEW SCHOOL

Acreage 0.3830

Classification R

Land Use Code SINGLE FAMILY

Legal Description 7782 W RIDGE RD 128.50 X 202.44

Square Feet 910

Topo LEVEL

Utility PUBLIC WATER | GAS | SEPTIC

Zoning Please contact your municipal zoning officer

Deed Book 2023

Deed Page 006521

2024 Tax Values

Land Value / Taxable 25,700 / 25,700.00

Building Value / Taxable 53,200 / 53,200.00

Total Value / Taxable 78,900 / 78,900.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Commercial Data

Card 1 MIXED RESIDENTIAL/COMMERCIAL

Business Living Area - 910

Year Built - 1960

Improvement Name - CHOICE VETS

Value - 35460

Other Buildings & Yards

No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
4/28/2023	SNYDER JAY A UX AMY K	GILBERTS GARDEN LLC	LAND & BUILDING		2023 / 006521	SPECIAL WARRANTY DEED
2/5/2001		SNYDER JAY A UX AMY K	LAND & BUILDING		0751 / 0534	
5/6/1994					0333 / 0171	
3/31/1993					0261 / 0441	
10/6/1962					0869 / 0386	

Parcel Sketches

Commercial Card 1



A MAIN

910 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
2024	521.53	59.18	1621.88	0	2202.59
2023	470.24	59.18	1578.47	0	2107.89
2022	470.24	59.18	1553.30	0	2082.72
2021	470.24	59.18	1511.72	0	2041.14
2020	450.52	59.18	1478.59	0	1988.29
2019	450.52	59.18	1442.29	0	1951.99
2018	426.85	59.18	1394.16	0	1880.19
2017	426.85	59.18	1370.49	0	1856.52
2016	407.12	59.18	1331.83	0	1798.13
2015	388.98	59.18	1306.58	0	1754.74
2014	388.98	59.18	1271.08	0	1719.24
2013	388.98	59.18	1234.42	0	1682.58
2012	249.26	39.14	785.68	0	1074.08
2011	249.26	39.14	763.02	0	1051.42
2010	249.26	39.14	763.02	0	1051.42
2009	224.54	39.14	741.60	0	1005.28
2008	214.24	39.14	728.42	0	981.80
2007	203.94	39.14	710.29	0	953.37
2006	203.94	39.14	689.69	0	932.77
2005	192.82	39.14	669.91	0	901.87
2004	192.82	35.02	634.07	0	861.91

Address: W RIDGE RD

Owner: GILBERTS GARDEN LLC

Parcel: 21079018001200

Parcel Profile

Address 0 | W | RIDGE | RD

Street Status PAVED

School District FAIRVIEW SCHOOL

Acreage 0.4750

Classification R

Land Use Code RES VACANT

Legal Description W RIDGE RD LOT 46 141.04 X 170.50 | MB 5-100

Topo LEVEL

Utility NONE

Zoning Please contact your municipal zoning officer

Deed Book 2023

Deed Page 006519

2024 Tax Values

Land Value / Taxable 23,200 / 23,200.00

Building Value / Taxable 0 / 0.00

Total Value / Taxable 23,200 / 23,200.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Other Buildings & Yards

No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
4/28/2023	BONNANO ROBERT A UX JUDITH	GILBERTS GARDEN LLC	LAND		2023 / 006519	SPECIAL WARRANTY DEED
3/8/1993					0257 / 1769	

Parcel Sketches

Invalid Parcel Number or No Sketches on File

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
2024	153.35	17.40	476.90	0	647.65
2023	138.27	17.40	464.14	0	619.81
2022	138.27	17.40	456.74	0	612.41
2021	138.27	17.40	444.51	0	600.18
2020	132.47	17.40	434.77	0	584.64
2019	132.47	17.40	424.10	0	573.97
2018	125.51	17.40	409.94	0	552.85
2017	125.51	17.40	402.98	0	545.89
2016	119.71	17.40	391.62	0	528.73
2015	114.38	17.40	384.19	0	515.97
2014	114.38	17.40	373.75	0	505.53
2013	114.38	17.40	362.97	0	494.75

Address: W RIDGE RD

Owner: GILBERTS GARDEN LLC

Parcel: 21079018001500

Parcel Profile

Address 0 | W | RIDGE | RD

Street Status PAVED

School District FAIRVIEW SCHOOL

Acreage 0.2417

Classification C

Land Use Code COMMERCIAL VACANT

Legal Description W RIDGE RD TR322 32.6 X 156.26 IRR

Topo LEVEL

Utility NONE

Zoning Please contact your municipal zoning officer

Deed Book 2023

Deed Page 006521

2024 Tax Values

Land Value / Taxable 0 / 0.00

Building Value / Taxable 0 / 0.00

Total Value / Taxable 0 / 0.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Other Buildings & Yards

No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
4/28/2023	SNYDER JAY A UX AMY K	GILBERTS GARDEN LLC	LAND		2023 / 006521	SPECIAL WARRANTY DEED
2/5/2001		SNYDER JAY A UX AMY K	LAND		0751 / 0534	

5/6/1994	0333 / 0171
2/22/1984	1526 / 0181
2/11/1964	0890 / 0591

Parcel Sketches

Invalid Parcel Number or No Sketches on File

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
2023	90.59	11.40	0	0	101.99
2022	90.59	11.40	299.24	0	401.23
2021	90.59	11.40	291.23	0	393.22
2020	86.79	11.40	284.85	0	383.04
2019	86.79	11.40	277.86	0	376.05
2018	82.23	11.40	268.58	0	362.21
2017	82.23	11.40	264.02	0	357.65
2016	78.43	11.40	256.58	0	346.41

- b. Restaurants or other places serving beverages, rations or refreshments: one space for each three seats and one space for each employee on maximum work shift.
 - c. Small appliance and other repair shops: one space for each 500 square feet of floor space.
 - d. Drive-in uses: 10 spaces.
 - e. Recreational uses: one space for each 300 square feet of gross lot area.
 - f. Arcades: one space per five machines.
 - g. Bed and breakfast home: one space per guest sleeping unit and two spaces for the family dwelling unit and one for each employee.
2. Loading requirements: one loading unit for each 3,000 square feet of sales floor area.

Section 704 B-2 HIGHWAY COMMERCIAL DISTRICT

A. Permitted Uses

- 1. Regional retail or professional service businesses, banks and offices.
- 2. Chain restaurants, hotels/motels, taverns, bowling alleys and other similar places of business and public amusement.
- 3. Personal service businesses including barber and beauty shops, custom tailor shops, laundry agencies, self-service laundries, hand laundries, shoe repair, dry cleaning, pressing or tailoring shops in which only non-explosive and non-inflammable solvents and materials are used.
- 4. Bakery, candy, pastry, confectionery or ice cream retail sales with minor manufacturing permitted for sales on the premises only, provided that not more than 10 persons are employed during any one shift in such business.
- 5. Drive-in uses for the above Section 704 A.1. through 4. uses, including theaters and automobile fuel/vehicle service stations.
- 6. Outdoor recreation and commercial uses.

7. Automobile sales, service and/or rental.

8. Automobile repair garages when conducted entirely within a building and when not less than 100 feet from a Residential District. Vehicles located on the lot for service shall have current registration plate affixed and be serviced within a 30 day period.

a. Accident vehicles requiring more than 72 hours for service shall be stored in a screened area and not visible from any property boundary.

(1) Screen shall be of masonry wall, solid wooden fence, chain link fence with filler strips or compact evergreen hedge to be kept in repair at all times.

(2) Height shall be equal to or greater than vehicles parked but not less than six feet.

b. Automobile parts may be stored in an area of not more than 200 square feet in an area screened and not visible from any property boundary.

c. All storage areas must be 50 feet from any rear yard and 15 feet from any side yard.

9. Automobile fuel stations and other drive-in uses are permitted provided:

a. No street entrance or exit for vehicles shall be located:

(1) Within 200 feet of a street entrance or exit of any school, park or playground conducted for and attended by children.

(2) Within 75 feet of a lot in a Residential District.

b. No equipment above surface of ground shall be parked or stored closer than 25 feet to any property line.

c. The width of any entrance driveway leading from the public street to such service station or other drive-in use shall not exceed 30 feet at its intersection with the curb line or edge of pavement.

d. No two driveways leading from a public street to such service station or other drive-in use shall be within 25 feet of each other at their intersection with the curb or street line.

e. Parking and vehicle access shall be so arranged that there will be no need for motorists to back over sidewalks or into streets.

10. Shopping areas composed of integrated center retail sales and services and amusement centers including plazas, malls and office parks.

11. Bed and Breakfast Inn shall be permitted with the following restrictions:

- a. The minimum lot size shall be 20,000 square feet.
- b. The Inn must meet the definition of the term set forth in Section 401, article 4.
- c. The Inn must meet all the requirements of the Pennsylvania Construction Code.
- d. Minimum one parking space per guest room, plus two spaces for the single family dwelling and one space for each employee.
- e. The parcel must have safe and adequate vehicular entrance and exit.
- f. Must obtain an annual occupancy permit.
- g. A breakfast meal shall only be provided to Inn guests and residents.
- h. Shall comply with supplementary regulations 824 signs.

B. Accessory Uses

1. Signs. See Supplementary Regulations, Section 824.
2. Other accessory uses, on the same lot with and, customarily incidental to a permitted principal use.
3. Individual Wind Turbines – see Section 829 setback requirements.
4. Outdoor storage areas. Shall not exceed more than 25% of the lot area and shall be completely enclosed with a sight obscuring screen at least eight feet in height either with a chain-link fence with filler strips or sight obscuring evergreen

hedge. All storage shall be at least 15 feet from a property boundary. All storage areas must be to the side or rear of the building.

C. Lot and Area Requirements

1. Minimum lot area - 20,000 square feet except in the

a. Village Area, which has a minimum of 10,000 square feet

b. Integrated center - one acre. Lot and area and construction requirements must be determined on the basis of the entire regional or integrated shopping area. These determinations shall include the following construction and design requirements.

(1) Access (ingress and egress) shall be provided in accordance with the Pennsylvania Department of Transportation requirements and permit flow and turning movements with a minimum of traffic interruption.

(2) Parking design including spacing, driving aisles and turning areas shall be well defined and permit maximum use of movement.

(3) Lane separations, traffic directions and pedestrian access shall be well defined.

(4) Building identification signs (marquees and canopies, etc.)

(5) Plans for integrated centers, showing the location and design of all facilities, shall be submitted to the Planning Commission and Board of Supervisors for review and approval prior to the issuance of a zoning permit.

2. Minimum lot width - 100 feet.

a. Village Area - 80 feet.

3. Minimum front yard - 50 feet.

a. Village Area - 25 feet.

4. Minimum side yard.

a. Adjoining Residential Districts - 20 feet.

- b. Adjoining all other Zoning Districts - 10 feet.
 - c. Accessory use - 10 feet
5. Minimum rear yards.
- a. Adjoining Residential Districts - 40 feet.
 - b. Adjoining all other Zoning Districts - 20 feet.
 - c. Accessory use - 10 feet.
6. Maximum building height - three stories or 40 feet.
- a. Accessory use 40 feet.
7. Maximum building lot coverage - 50 percent.
8. Minimum lot depth - 175 feet.
- a. Village Area - 125 feet.
9. Maximum lot depth to width ratio -three to one.
- a. Village Area - three to one.
- D. Off-Street Parking and Loading Requirements
1. Parking requirements:
- a. One space for each 100 square feet of sales or service floor area and one space for each employee on maximum work shift.
 - b. Restaurants or other places serving beverages, food or refreshments: one space for each three seats and one space for each employee on maximum work shift.
 - c. Motor vehicle sales rooms, garages, repair shops: one space for each 500 square feet of floor space.
 - d. Drive-in uses: ten spaces.

- e. Recreational uses: one space for each 300 square feet of gross lot area.
 - f. Bowling alleys and pool halls: five spaces per alley or table.
 - g. Bed and Breakfasts, hotels and motels: one space per guest sleeping unit (Bed and Breakfast – one space for each resident) and one space for each employee on maximum work shift.
2. Loading requirements: one loading unit for each 3,000 square feet of sales floor area.

Section 705 B-3 COMMERCIAL-INDUSTRIAL DISTRICT

A. Permitted Uses

- 1. Retail, service businesses (either professional or personal), banks and offices.
- 2. Restaurants, drive-ins, hotels/motels, taverns, bowling alleys and other similar places of business and public amusement.
- 3. Food manufacturing.
- 4. Outdoor recreation and commercial uses.
- 5. Automobile sales, repair, service and rental.
 - a. Automobile repair garages when conducted entirely within a building and when not less than 100 feet from a Residential District. Vehicles located on the lot for service shall have current registration plate affixed and be serviced within a 30-day period.
 - b. Accident vehicles requiring more than 72 hours for service shall be stored in a screened area or an area least visible from any property boundary.
 - (1) Screen shall be of masonry wall, solid wooden fence, chain link fence with filler strips or compact evergreen hedge to be kept in repair at all times.
 - (2) Height shall be equal to or greater than vehicles parked but not less than six feet.