

# 7,450± SF 2+ UNIT COMMERCIAL BUILDING

**For Sale** | 280 S. Main Street | Cambridge Springs, PA 16403

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



## OFFERING SUMMARY

<b>Sale Price:</b>	\$140,000
<b>Building Size:</b>	7,450± SF
<b>Lot Size:</b>	0.24± Acres
<b>Number Of Units:</b>	2-3
<b>Year Built:</b>	1948
<b>Renovated:</b>	2020
<b>No. Parking Spaces:</b>	8-10
<b>Zoning:</b>	B-1
<b>Tax ID No.:</b>	1614-054 & 1614-053

## PROPERTY HIGHLIGHTS

- 7,450± SF 2-3 Unit Commercial Building
- Built in 1948 with Public Utilities
- First Floor Partially Renovated in 2020 as Restaurant/Brewery
- Second Floor with 2 Bedroom/1 Bathroom Apartment & Storage Area
- Situated on 0.24± Acre Corner Lot at a Signalized Intersection
- 8-10 Space Parking Lot
- Many Potential Uses: Retail, Multi-Family, Office, Tavern, Health Care Facility, Etc.
- Newer Rubber Roofs – Installed in 2020 & 2016
- First Floor Upgrades: New Windows, 2 ADA Restrooms, 220V Single Phase Electric Service, New Gas Forced Air Furnace & Electric Central AC
- Kitchen with Stainless Steel Sinks & Grease Trap
- Warehouse/Storage Area with 11' Ceilings & Overhead Door (10'W x 9'6"H)
- Additional Storage Area with Interior Overhead Door (8'W x 7'H)
- I-Beam Structure May Permit For Open/Clear Span Layout
- Apartment - Hardwood Floors, Newer Gas Forced Air Furnace & Some New Windows
- Second Floor Storage Area Offers Potential for Second Apartment
- Tour Online: <https://my.matterport.com/show/?m=GDLQe1Z9zyw>

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

**Broker**

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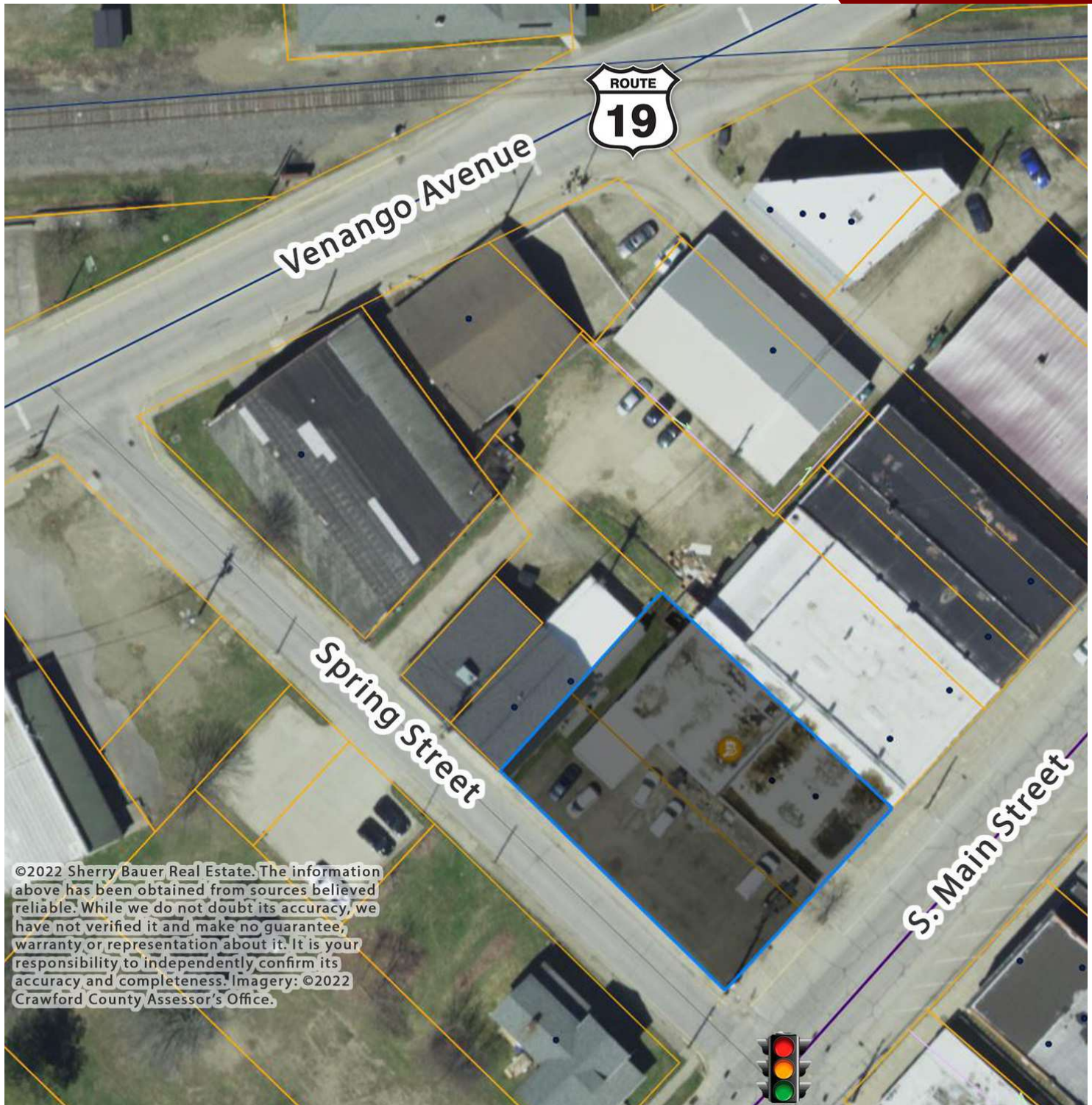
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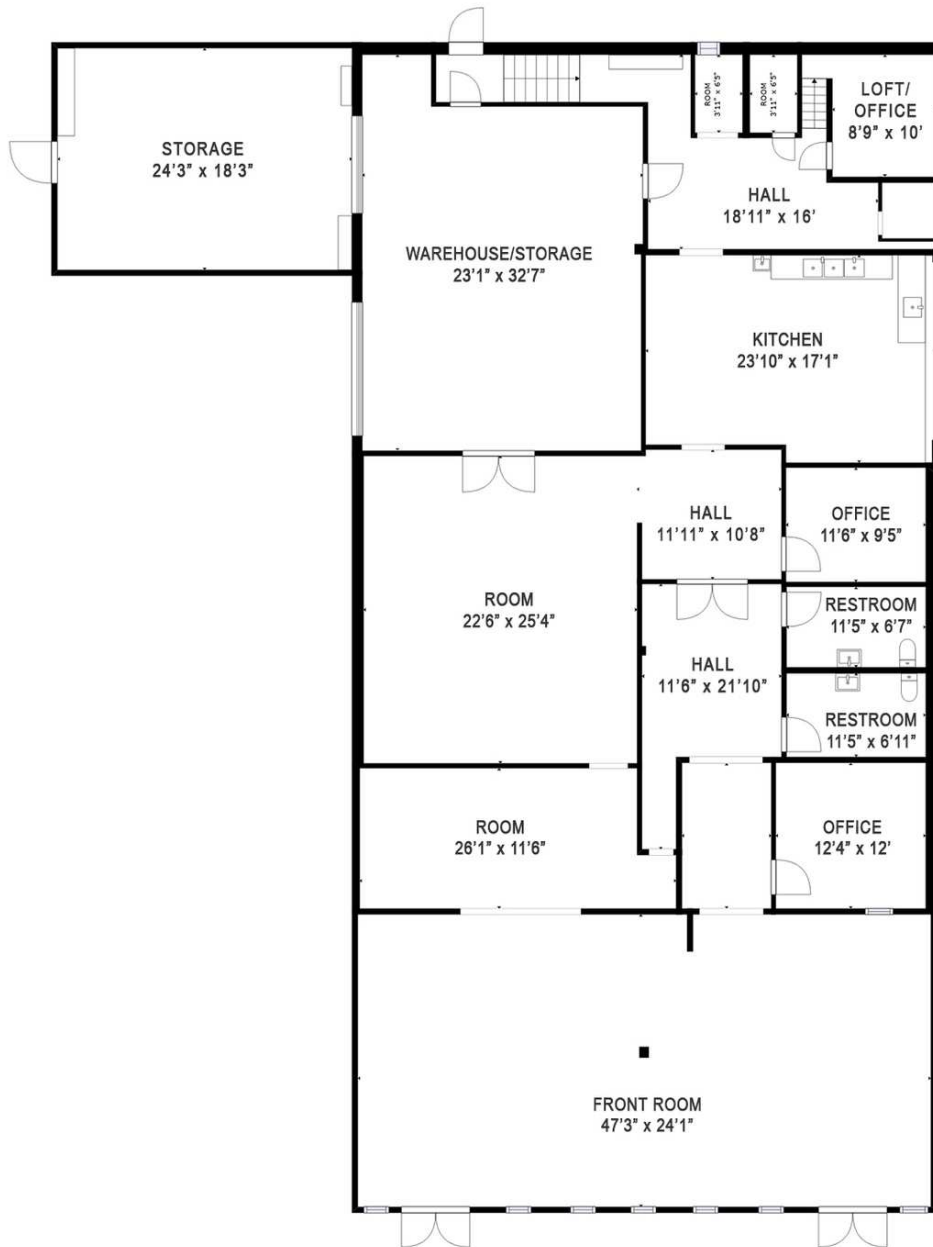
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**280 S. Main Street  
Cambridge Springs, PA 16403**

**TOTAL:**  
7,450± SF Gross External Area  
7,340± SF Gross Internal Area

**FIRST FLOOR:**  
4,911± SF Gross Internal Area

**LOFT OFFICE:**  
111± SF Gross Internal Area

**Note:** Drawing may not be to scale.  
Dimensions and gross internal area  
dervied by Matterport. Measurement  
accuracy is within 2% of reality.

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Floor Plan - First Floor: 4,911± SF Gross Internal Area & 111± SF Loft Area  
Total Building: 7,340± SF Gross Internal Area/7,450± SF Gross External Area

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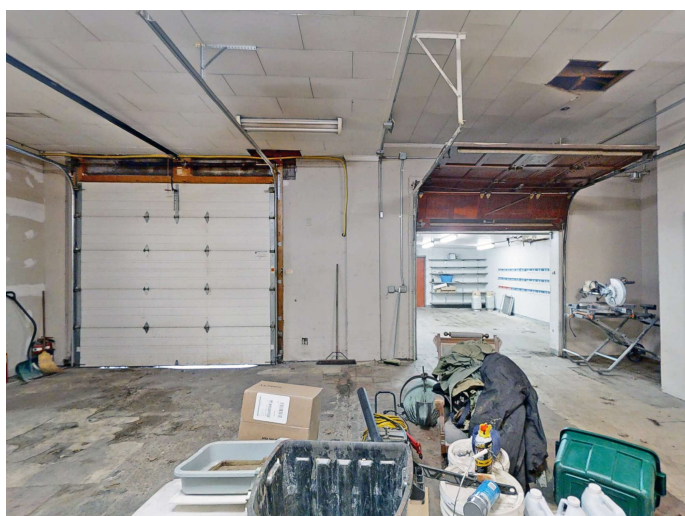
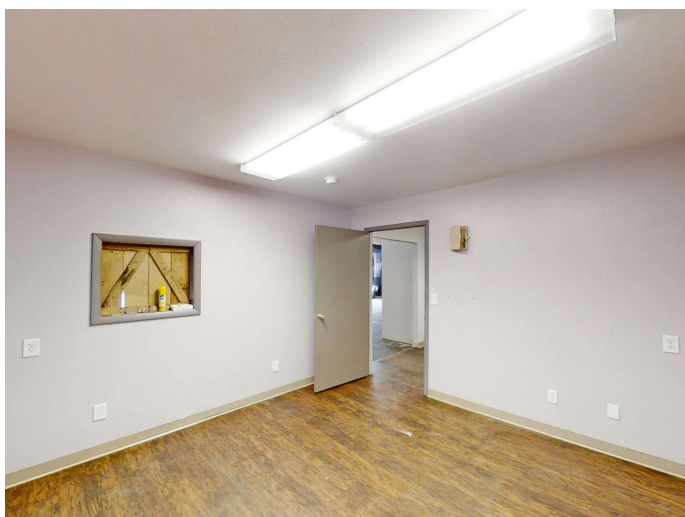
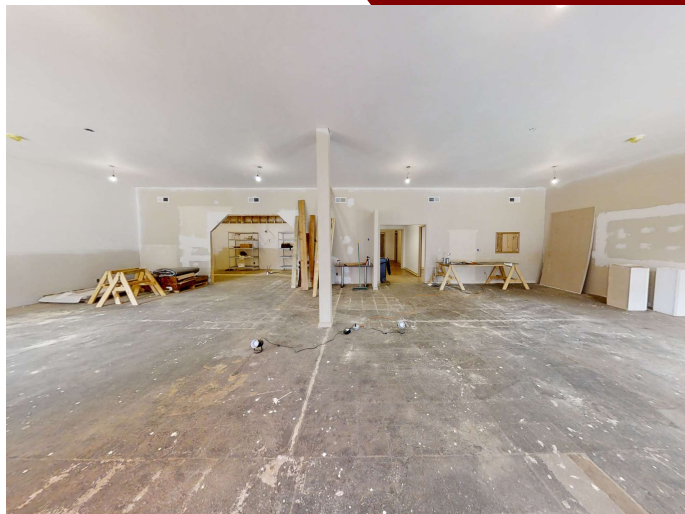
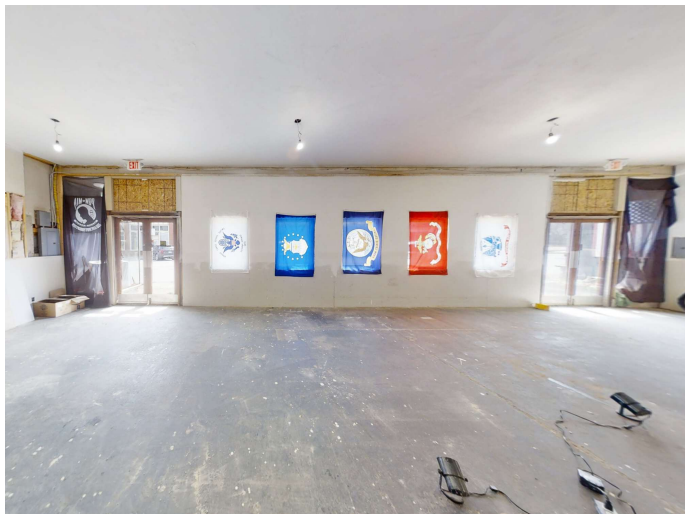
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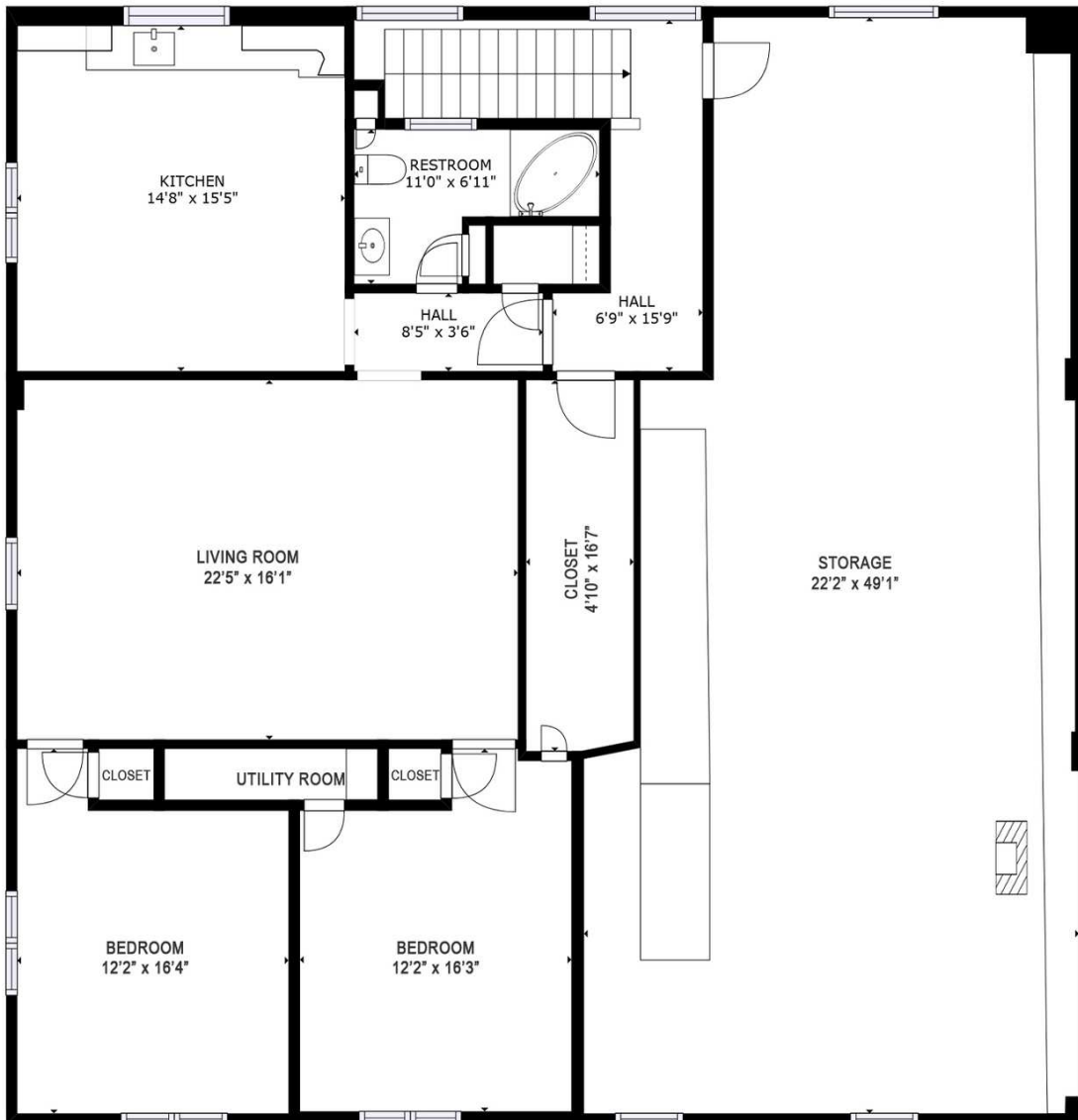
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**TOTAL:**  
7,450± SF Gross External Area  
7,340± SF Gross Internal Area

**SECOND FLOOR:**  
2,317± SF Gross Internal Area

Note: Drawing may not be to scale. Dimensions and gross internal area derived by Matterport. Measurement accuracy is within 2% of reality.

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Floor Plan - Second Floor: 2,317± SF Gross Internal Area  
Total Building: 7,340± SF Gross Internal Area/7,450± SF Gross External Area

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**1266.03 INTERPRETATION OF DISTRICT BOUNDARIES.**

Where uncertainty exists with respect to the boundaries of the zoning districts as shown on the Official Zoning Map, the following rules apply:

- (a) District boundaries indicated as following the centerlines of (or following along the rights-of-way of streets, highways, alleys or streams) shall be construed to follow said centerlines.
- (b) District boundaries indicated as following platted lot or property boundary lines shall be construed as following said platted lot or property boundary lines.
- (c) District boundaries indicated as following Municipal limits shall be construed as following such Municipal limits.
- (d) District boundaries indicated graphically as parallel to the centerlines of the streets, highways, alleys or streams or indicated graphically as parallel to property boundary lines shall be construed as being parallel thereto and at such distance therefrom as indicated on the Official Zoning Map. If no distance is given, such distances shall be determined by the use of the map scale as shown on the Official Zoning Map.
- (e) Where the Zoning Officer cannot definitely determine the location of a district boundary by the rules set forth in subsections (a) to (d) hereof, he/she shall refer the matter to the Zoning Hearing Board which shall be responsible for interpreting the district boundary. (Ord. 718. Passed 1-25-99.)

**1266.04 COMPLIANCE WITH DISTRICT REGULATIONS.**

The regulations for each district set forth in this Zoning Code shall be minimum regulations and shall apply as hereinafter provided. No land shall be used or occupied and no structure or part thereof shall be constructed, reconstructed, moved, structurally altered or occupied except in conformity with the regulations specified for the district in which it is located, and except as regulated in applicable sections of this Zoning Code. (Ord. 718. Passed 1-25-99.)

**1266.05 B-1 CENTRAL BUSINESS DISTRICT.**

(a) Purpose. The purpose of this district is to foster a variety of retail and services business uses in a traditional downtown setting that is conducive to pedestrian access.

(b) Permitted Uses.

- (1) Retail Businesses
- (2) Restaurants
- (3) Taverns
- (4) Clubs/Lodges
- (5) Theaters
- (6) Professional Offices
- (7) Financial Institutions
- (8) Amusements/Arcades
- (9) Antique Shops
- (10) Farm Market
- (11) Funeral Homes
- (12) Personal Service Establishments
- (13) Gymnasiums/Health Clubs
- (14) Health Care Facilities
- (15) Civic/Cultural Buildings
- (16) Municipal Buildings

- (17) Parking Lots/Garages
- (18) Multi-family Residential Structures
- (19) Essential Services
- (20) Accessory Uses

(c) Special Exceptions.

- (1) Service Stations (Sections 1278.03 and 1278.04(a))
- (2) Public Utility Structures (Sections 1278.03 and 1278.04(h))

(d) Conditional Uses.

- (1) Churches (Sections 1278.03 and 1278.04(b))
- (2) Drive-in Establishments (Sections 1278.03 and 1278.04(d))
- (3) Hotels (Sections 1278.03 and 1278.04(e))
- (4) Nursing and Convalescent Homes (Sections 1278.03 and 1278.04(m))

(e) Bulk Regulations. The bulk regulations outlined within the B-1 Zone are for lots that are currently serviced by both Municipal water and sewerage.

Minimum Lot Area	4,000 Sq. Ft.
Gross Floor Area – dwelling units in the second and third story of a non-residential building	residential floor area 50 % of lot area
Minimum Lot Width	50 Feet
Front Yard Setback	0 Feet
Interior Side Yard Setback	0 Feet
Exterior Side Yard Setback	0 Feet
Lot Coverage – for all principal and accessory uses	40 % of lot area

(Ord. 718. Passed 1-25-99.)

1266.06 B-2 GENERAL BUSINESS DISTRICT.

(a) Purpose. The purpose of this district is to foster a variety of retail and services business uses in both an auto and pedestrian oriented setting.

(b) Permitted Uses.

- (1) Retail Businesses
- (2) Restaurants
- (3) Taverns
- (4) Wholesale Businesses
- (5) Clubs/Lodges
- (6) Theaters
- (7) Service Stations
- (8) Professional Offices
- (9) Financial Institutions
- (10) Personal Service Establishments
- (11) Amusements/Arcades
- (12) Antique Shops
- (13) Car Washes
- (14) Farm Markets