

2.1± ACRE LAKEFRONT DEVELOPMENT SITE

For Sale | Lake Front Drive | Erie, PA 16505



OFFERING SUMMARY

Sale Price:	\$4,600,000
Lot Size:	2.1 Acres
Zoning:	R1
Township:	Millcreek

Tax ID Numbers:	33-006-019.0-097.02 33-006-019.0-105.00 33-006-019.0-107.00 33-006-019.0-108.00 33-006-019.0-110.00 33-006-019.0-112.00 33-006-019.0-113.00 33-006-019.0-114.00 33-006-019.0-116.00 33-006-019.0-117.00 33-007-019.0-144.19
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PROPERTY HIGHLIGHTS

- 2.1± Acre Lakefront Residential Development Site
- ±478' Frontage Along Lake Erie's Shores Offering Walk-Out Beachfront Potential
- View World Renowned Sunsets From Your Home & Beach
- Assemblage Of 11 Parcels – Survey & Public Utilities Available
- Zoned R1, Single Family Residential District, Within Limited Lodging Overlay Allowing For Short-Term Rentals Like Airbnb, Vrbo, Etc.
- Located Just 1.2 Miles (5 Minute Drive) From Presque Isle State Park, Waldameer & Water World Amusement Park & The Tom Ridge Environmental Center
- In Proximity To Erie International Airport, Major Hospitals, Highly Rated Golf Courses, Famous Walleye & Steelhead Fishing, Multiple Universities, Museums & More
- Centrally Located In The Tri-State Area – 2 Hours Or Less From Cleveland, Buffalo & Pittsburgh
- Offered At \$4,600,000

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

F. 814.453.2001

www.sherrybauerrealestate.com

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Eastern End Near Baer Beach - 1.8± Acre Site With 392' Beach Frontage



Entrance To Site Off Lake Front Drive (Baer Beach Road)



Gate & Bridge Just Past Baer Beach Sign Along Eastern End Of Site



Bridge & Path Along Eastern End Of Site Near Baer Beach



View From Beach - 11 Parcel Package Includes ±478' Frontage Along Lake Erie's Shores

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2.1± ACRE LAKEFRONT DEVELOPMENT SITE

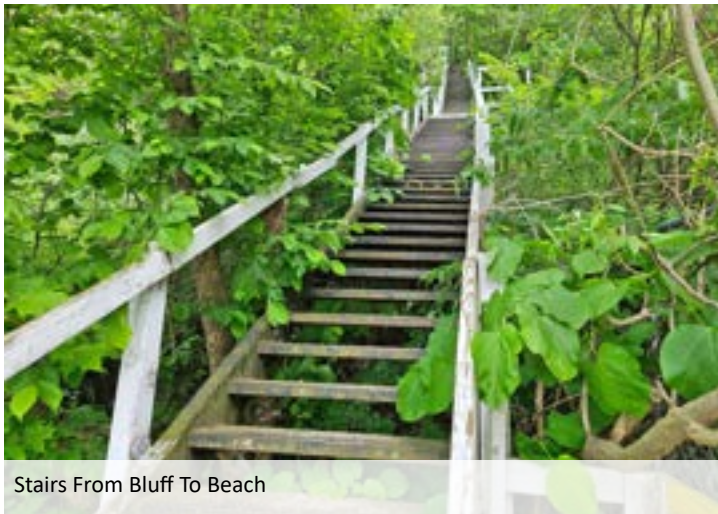
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0.28± Acre Lot With ±86' Frontage On Western End Of Site (Lot -097.02)



View From Beach Showing Stairs



Stairs From Bluff To Beach



Stairs From Bluff To Beach



2.1± Acre Lakefront Development Site Just 1 Mile From Presque Isle State Park & In Proximity To Downtown Erie, PA

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Presque Isle – 5 Minutes (1.2 Miles) – Most Visited State Park In Pennsylvania With 7 Miles Of Sandy Beaches & A 13.5 Mile Paved Trail



Waldameer & Water World – 5 Minutes (1.2 Miles)
125+ Year Old Family Owned Amusement & Water Park



World Famous Sunsets From Your Own Home
View Of Sunset By Bicentennial Tower In Downtown Erie



Tall Ships Erie – Visible From Presque Isle & Downtown Bayfront
Experience A Fleet Of Majestic Tall Ships August 21-24, 2025



Renowned Fishing On Lake Erie & Nearby Streams Including Walleye, Steelhead, Yellow Perch, Bass, Crappie, Bluegill & More



Erie International Airport – 6 Minutes (2.4 Miles)
Direct Flights To Charlotte, Tampa & Orlando

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The Kahkwa Club – 13 Minutes (5.1 Miles)
Top Ranked 18-Hole, Par 72 Course Designed by Donald Ross



Lakeshore Country Club – 11 Minutes (4.8 Miles)
18-Hole, Par 72 Links Style Course Along Lake Erie's Shores



Erie Playhouse & Warner Theater - 16 Minutes (5.3 Miles)
Home To Erie Philharmonic, Lake Erie Ballet & Erie BROADWAY Series



Erie Insurance Arena & UPMC Park – 17 Minutes (5.5 Miles)
Home To Erie Otters Hockey Team & Erie Seawolves Baseball Team



In Proximity To Several Colleges & Universities Offering Associates To Doctoral & Medical Programs



Easily Accessible To Hospitals – Within 15-18 Minutes (5-6 Miles)

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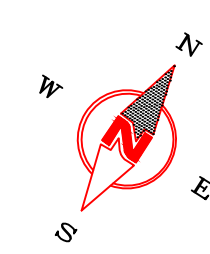
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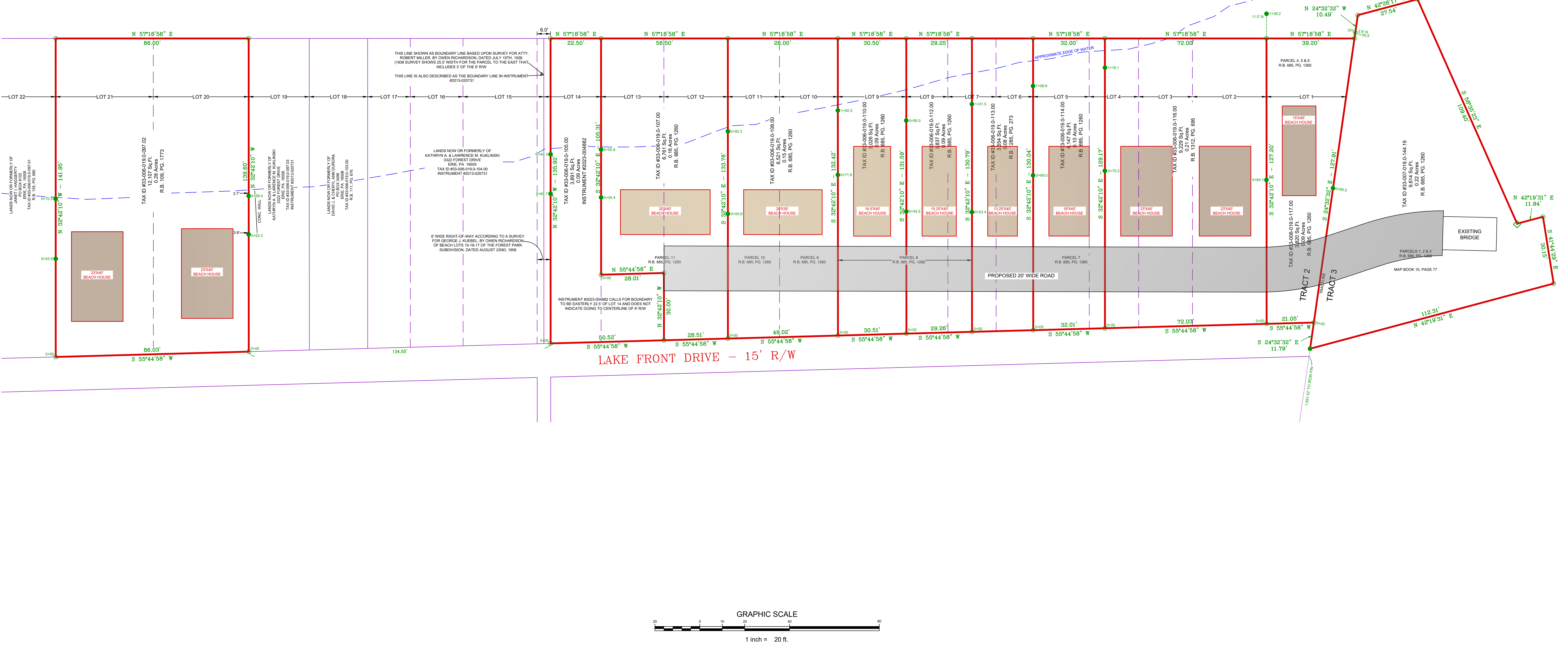
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**Lake Front Drive
Parcel Summary**

Address	Tax Id. No.	Land Size (Acre)	Land Size (SF)	Assessed Value (Land)	Total Assessed Value	County (2025)	City (2025)	School (2025-2026)	Total
Lot 97 - Lake Front Drive	33-006-019.0-097.02	0.2882	12,554	\$59,800.00	\$59,800.00	\$395.28	\$275.30	\$1,001.12	\$1,671.70
Lot 105 - Lake Front Drive	33-006-019.0-105.00	0.0992	4,321	\$14,200.00	\$14,200.00	\$93.86	\$65.37	\$237.73	\$396.96
Lot 107 - Lake Front Drive	33-006-019.0-107.00	0.1574	6,856	\$51,000.00	\$51,000.00	\$337.11	\$234.79	\$853.80	\$1,425.70
Lot 108 - Lake Front Drive	33-006-019.0-108.00	0.1519	6,617	\$50,600.00	\$50,600.00	\$334.47	\$232.95	\$847.10	\$1,414.52
Lot 110 - Lake Front Drive	33-006-019.0-110.00	0.0939	4,090	\$46,400.00	\$46,400.00	\$306.70	\$213.61	\$776.79	\$1,297.10
Lot 112 - Lake Front Drive	33-006-019.0-112.00	0.0872	3,798	\$45,900.00	\$45,900.00	\$303.40	\$211.31	\$768.42	\$1,283.13
Lot 113 - Lake Front Drive	33-006-019.0-113.00	0.0806	3,511	\$28,400.00	\$28,400.00	\$187.72	\$130.75	\$475.45	\$793.92
Lot 114 - Lake Front Drive	33-006-019.0-114.00	0.0955	4,160	\$46,500.00	\$46,500.00	\$307.37	\$214.07	\$778.47	\$1,299.91
Lot 116 - Lake Front Drive	33-006-019.0-116.00	0.2251	9,805	\$55,900.00	\$55,900.00	\$369.50	\$257.35	\$935.83	\$1,562.68
Lot 117 - Lake Front Drive	33-006-019.0-117.00	0.1983	8,638	\$53,900.00	\$53,900.00	\$356.28	\$248.14	\$902.35	\$1,506.77
Lot 144 - Private Drive	33-007-019.0-144.19	0.6387	27,822	\$90,000.00	\$90,000.00	\$594.90	\$414.33	\$1,506.71	\$2,515.94
	TOTALS	2.1160	92,173	\$542,600.00	\$542,600.00	\$3,586.59	\$2,497.97	\$9,083.77	\$15,168.33



LAKE ERIE



SURVEY REFERENCES

FOREST PARK SUBDIVISION
M.B. 2, PG. 405

BAER BEACH SUBDIVISION
M.B. 6, PG. 110

SURVEY FOR: ATTY. ROBERT MILLER
PREPARED BY: OWEN RICHARDSON
DATED: JULY 19, 1938

SURVEY FOR: GEORGE J. KUEBEL
PREPARED BY: OWEN RICHARDSON
DATED: AUGUST 22, 1956

NOTES

THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ABSTRACT OF TITLE AND IS SUBJECT TO ANY STATE OF FACTS THAT MAY BE REVEALED BY AN EXAMINATION OF SUCH.

BEARINGS AS SHOWN HEREON ARE GRID NORTH FOR THE PENNSYLVANIA STATE COORDINATE SYSTEM (NAD 1983) - PA NORTH.

THIS SURVEY WAS COMPLETED TO IDENTIFY PARCELS AS DESCRIBED WITHIN THE RESPECTIVE DEEDS, AND DOES NOT PURPORT ACCESS TO OR FROM THE SUBJECT PROPERTIES OR LOCATE ANY ENCROACHMENTS.

OWNER INFO

TAX ID #33-006-019-0-097.02, 105.00, 107.00, 108.00, 109.00, 110.00, 112.00, 114.00, 116.00 & 117.00
GARY T. & LINDA L. BROTHERTSON
4959 WOLF ROAD
ERIE, PA 16505

TAX ID #33-006-019-0-113.00
ANGELO P. & JUDY E. ARDUINI
1925 S. SHORE DRIVE
ERIE, PA 16505

LEGEND

- = REBAR SURVEY POINT
- = SURVEY POINT

NO.	DATE	REVISION DESCRIPTION	BY
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SKETCH PLANS OF PROPERTIES ALONG
LAKE FRONT DRIVE
TRACT 002 - MILLCREEK TOWNSHIP
ERIE COUNTY - PENNSYLVANIA

DATE: 8-25-25 | SCALE: 1"=20' | DRAWN BY: KJF | F.B. DWG PG. NET

DAVID LAIRD ASSOCIATES, Inc.
complete surveying & land development services

1557 WEST 26TH STREET ERIE, PA 16508
PHONE: (814) 456-0330 EMAIL: INFO@LAIRDSURVEY.NET

S.E. NO. 25-32966
TAX ID NUMBER:
33-006-019-0-097.03, 105.00, 107.00, 108.00,
110.00, 112.00, 113.00, 114.00, 116.00 & 117.00
SHEET NUMBER:
1 OF 1

M:\ERIE COUNTY\MILLCREEK TWP\023 PARCELS\023 PARCELS.DWG, 9/20/25, 9:20AM, RICHARDSON, OWEN

1. Electronic Message Centers, for nonresidential Uses and Nonconforming Uses, subject to regulations in Section 145-83 of this Chapter.
2. Naming Rights.

H. Dimensional Standards.

Minimum Lot Size	15,000 sq. ft.
Minimum Lot Depth	150'
Minimum Lot Width (at ROW)	100'
Maximum Density	2.5
Minimum Front Setback	30'
Minimum Rear Setback	40'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	25%

§ 145-15 R1 SINGLE-FAMILY RESIDENTIAL DISTRICT.

- A. Purpose. The R1 District is intended to preserve the character of existing single-family neighborhoods. This district is primarily for Single-Family Dwellings, Detached and activities that are compatible with residential areas.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the R1 District include:
 1. Dwelling, Single-Family Detached.
 2. Essential Services.
 3. Forestry.
 4. Group Residence Facility (up to 6 residents).
 5. Place of Worship/Assembly.
 6. Public Buildings and Structures.
 7. Public or Private School.

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8. Recreation Facility, Public.
 9. Wireless Communications Facility, Non-Tower.
- C. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:
1. Adaptive Reuse of Nonresidential Structures.
 2. Bed and Breakfast Inn.
 3. Recreation Facility, Private.
- D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:
1. Beekeeping.
 2. Garage, Private or Accessory Structure, separate from a Dwelling, subject to the regulations in Sections 145-26 and 145-27 of this Chapter.
 3. No-Impact Home-Based Business.
 4. Small Wireless Facility.
 5. Solar Energy System, Private.
 6. Yard Sale.
- E. Accessory Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Accessory Uses and their associated Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all applicable criteria for the Use as set forth in Article V of this Chapter are satisfied:
1. Family Child Care Home.
 2. Group Child Care Home.
 3. Home Occupation.
 4. In-Law Apartment.

F. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter:

1. Electronic Message Centers, for nonresidential Uses and Nonconforming Uses, subject to regulations in Section 145-83 of this Chapter.
2. Naming Rights.

G. Dimensional Standards.

Minimum Lot Size	7,200 sq. ft.
Minimum Lot Depth	120'
Minimum Lot Width (at ROW)	60'
Maximum Density	4.25
Minimum Front Setback	25' when front façade faces collector or higher classification Street, 15' when front façade faces any other Street classification
Minimum Rear Setback	30'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	32%

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- C. The perimeter of the exterior exercise area must be Fenced with a weatherproof material, a minimum of five (5) feet in height, accessible only through a self-latching gate.
 - D. Animals shall be permitted to exercise within the exercise areas daily between the hours of 8:00 a.m. and 8:00 p.m.
 - E. Any Structure used to house animals shall be equipped with building code approved, non-toxic noise-dampening material or acoustic tile.
 - F. Odors and harsh noise causing annoyance or discomfort to the public outside of the Lot on which the Kennel is located shall not be permitted in accordance with Millcreek Township Code, Chapter 8, Animals.
 - G. The applicant shall furnish evidence of effective means of animal waste collection and disposal which shall be continuously implemented.

§ 145-61 LIMITED LODGING.

- A. Use of the Dwelling Unit shall be for household living only and shall be limited to two (2) adults per bedroom.
- B. Any renter shall meet the definition of family.
- C. The Dwelling Unit shall not be rented to the same renter for a period of not less than two (2) consecutive nights and not more than thirty (30) consecutive nights.
- D. Owner of the Dwelling Unit is required to maintain records of all rentals for a period of two (2) years.
- E. This Use requires a Use Certificate that must be renewed annually with the Township.
- F. All parking shall be provided on the Lot. No on-Street parking will be permitted.
- G. The Use shall be subject to any applicable permitting requirements, safety standards, or rules and regulations. The Use shall have adequate and operational smoke/fire alarms in the Dwellings.
- H. The owners of record of any Limited Lodging shall, within thirty (30) days after commencement of the Use and/or the listing of the Limited Lodging on a booking agent website, provide and supply to the Zoning Officer the name(s), address(s), phone number(s) and other requested information of a contact Person to ensure that a representative of the Limited Lodging can be contacted at all times in case of an Emergency.

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4. In any zoning district that permits a Multi-Family Dwelling, a detached garage may be erected upon the same Lot as the Dwelling for the housing of Vehicles of those who reside in such Dwellings, provided that none of the garage footprint is located between Dwelling and any Right-of-Way. Such garage must comply with the applicable Rear and Side Yard Setbacks and height requirements for the underlying zoning district.
 5. An Accessory Structure having an area one hundred (100) square feet or less without a permanent foundation shall meet all other requirements of this Chapter.

§ 145-28 NUMBER OF STRUCTURES PERMITTED.

- A. In the R1 or R2 Districts only one Single-Family Dwelling, Detached or Dwelling, Duplex is permitted per Lot or parcel. Any Lot with a Principal Structure under a Permitted Use that is not a Single-Family Dwelling, Detached or a Dwelling, Duplex may have more than one Principal Structure located upon the Lot or parcel, provided that all such Structures conform to all open space, Lot and Yard requirements governing Lots and parcels in the zoning district in which it is located.
- B. In the CR or R3 Districts and all Nonresidential Zoning Districts, more than one Principal Structure may be located upon the Lot or parcel, provided that all such Structures conform to all open space, Lot and Yard requirements governing Lots and parcels in the zoning district in which it is located.

§ 145-29 BUFFER YARDS, LANDSCAPING AND SCREENING.

- A. Intent. The regulations in this Section are intended to encourage preservation of existing trees and vegetation; identify landscape standards and plant classifications; reduce radiant heat from surfaces and conserve energy; to provide shade; reduce wind and air turbulence; minimize potential nuisances such as the transmission of noise, dust, odor, litter and glare of automobile headlights; provide visual buffering and for the separation of spaces; enhance the beautification of the Township; reduce the amount of impervious surfaces and stormwater runoff; safeguard and enhance property values; protect public and private investment and public health, safety and general welfare. Provisions of this Section shall apply and supersede other general provisions of this Chapter, including but not limited to area and Yard regulations.
- B. To minimize potential physical and/or visual conflicts between Uses, Buffer Areas shall be provided in certain situations (see Table IV-1). Buffer Areas shall be required in conjunction with the development of any Lot. Naturally existing wooded or vegetative areas may be able to serve as any of the required Buffer Areas. The Township may