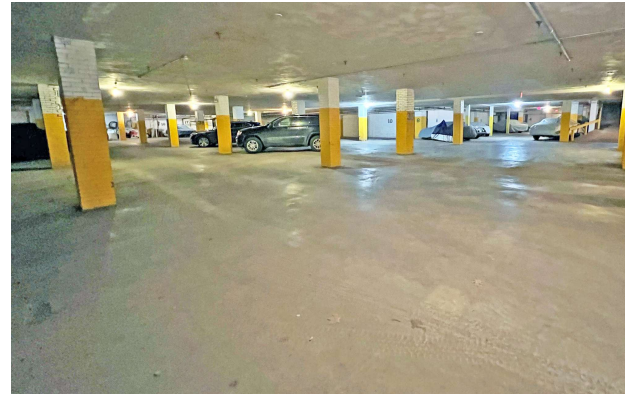
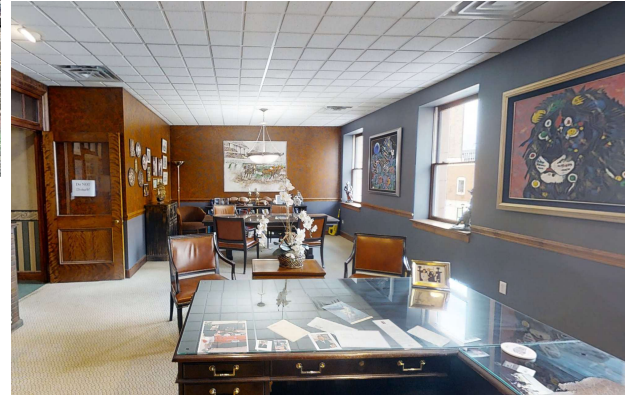


FOR SALE

4-UNIT INVESTMENT OPPORTUNITY

818 State Street | Erie, PA 16501



OFFERED AT:
\$1,995,000

PROPERTY HIGHLIGHTS

- 4-Unit Investment Property in Downtown Erie
- 30,785± SF Two-Story Commercial Building
- ADA Compliant with Elevator Service
- 32+ Space Private Parking Garage
- 24,328± SF Gross Leasable Area
- Dollar General Leases 12,805± SF First Floor
- 5,836± SF Second Floor Finished Office Space with 270± SF First Floor Lobby
- 2,120± SF Unfinished Second Floor Space
- 3,297± SF Unfinished First Floor Space on W. 9th Street
- Wet Sprinkler System Available
- Situated on 2 Parcels Totaling 0.4356± Acres
- Zoned C-3, Central Commercial District
- 2024 Property Taxes: \$29,207
- Proforma Total Income: \$298,793
- Proforma Net Operating Income: \$256,359
- Offered at a 12.9% Proforma Cap Rate

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

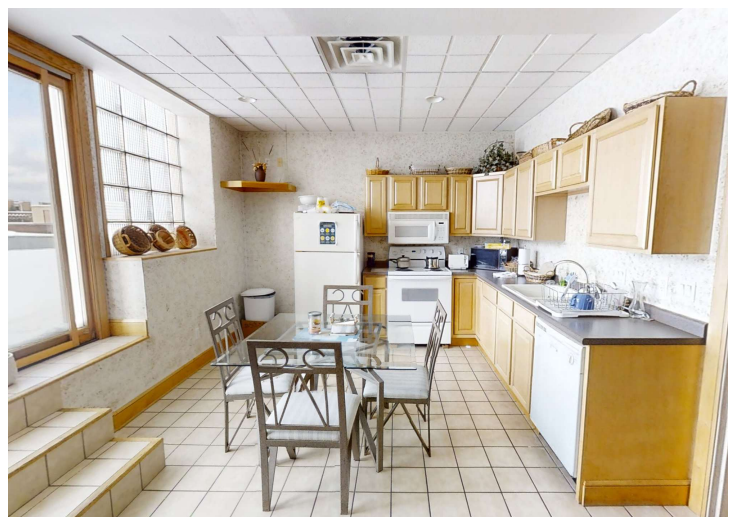
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sbauer@sherrybauerrealestate.com

SBRE

4-UNIT INVESTMENT OPPORTUNITY

For Sale | 818 State Street | Erie, PA 16501

SBRE
SHERRY BAUER REAL ESTATE SERVICES



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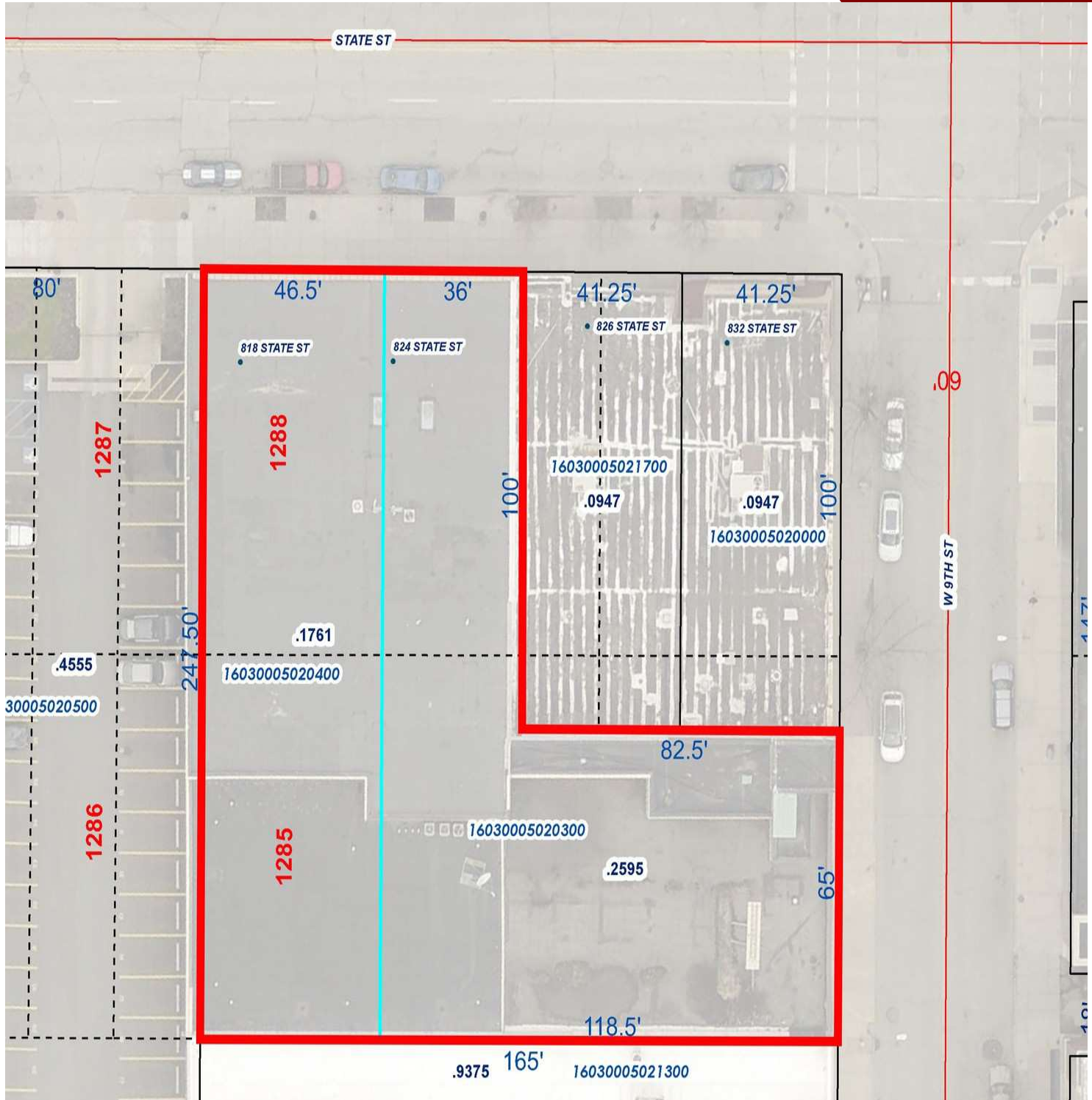
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4-UNIT INVESTMENT OPPORTUNITY

For Sale | 818 State Street | Erie, PA 16501



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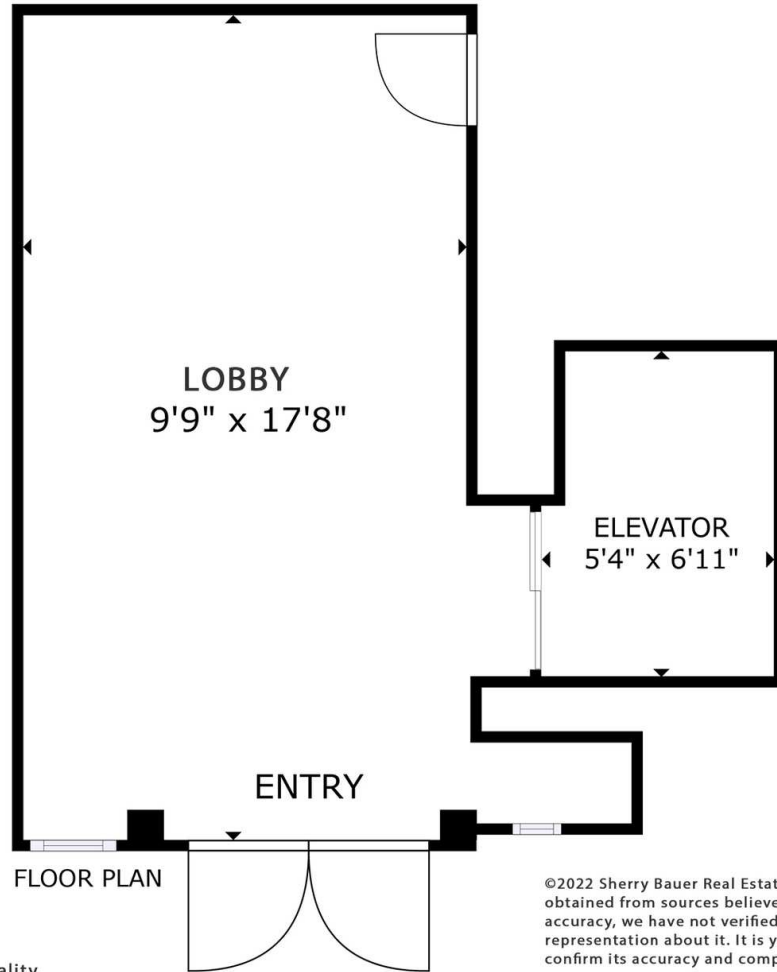
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4-UNIT INVESTMENT OPPORTUNITY

For Sale | 818 State Street | Erie, PA 16501

Floor Plan

818 State Street, 1st Floor Lobby | Erie, PA



270± SF Gross External Area
210± SF Gross Internal Area

NOTE: Drawing may not be to scale.
Measurement accuracy is within 2% of reality.

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4-UNIT INVESTMENT OPPORTUNITY

For Sale | 818 State Street | Erie, PA 16501

360° VIRTUAL TOUR

Floor Plan

818 State Street, Second Floor | Erie, PA



7,956± SF Gross External Area
7,514± SF Gross Internal Area

NOTE: Drawing may not be to scale. Measurement accuracy is within 2% of reality.

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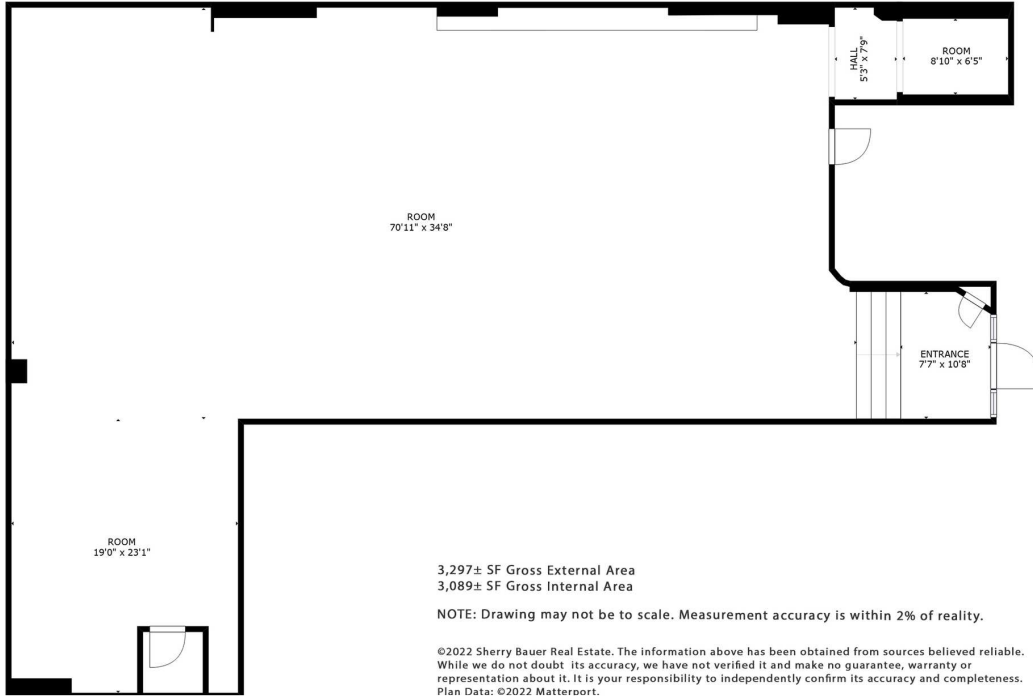
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4-UNIT INVESTMENT OPPORTUNITY

For Sale | 818 State Street | Erie, PA 16501

Floor Plan

14 W. 9th Street, 1st Floor | Erie, PA



3D Tour: <https://my.matterport.com/show/?m=3FirZjHTtT>



3,297± SF Unfinished First Floor Space Along W. 9th Street with 14'8" Ceilings

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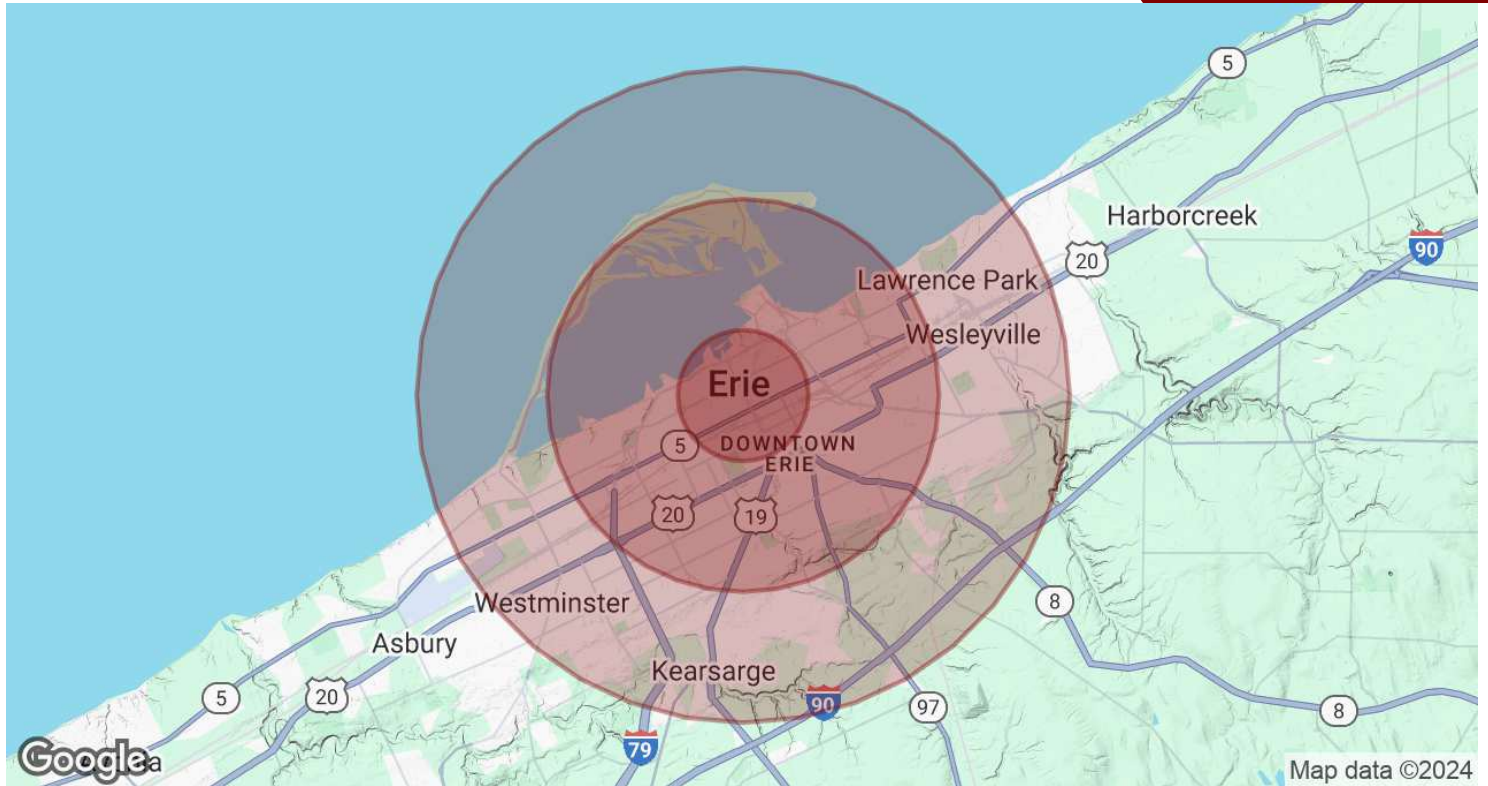
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4-UNIT INVESTMENT OPPORTUNITY

For Sale | 818 State Street | Erie, PA 16501

SBRE
SHERRY BAUER REAL ESTATE SERVICES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,791	91,295	145,846
Average Age	36.5	36.1	38.3
Average Age (Male)	33.9	34.4	36.7
Average Age (Female)	39.0	38.3	40.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,843	42,577	68,069
# Of Persons Per HH	1.9	2.1	2.1
Average HH Income	\$28,423	\$47,185	\$53,950
Average House Value	\$37,563	\$90,550	\$110,838

* Demographic data derived from 2020 ACS - US Census

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204.17 C-3 CENTRAL COMMERCIAL DISTRICT

PERMITTED USES

Accessory Uses and Structures
Banks and Business Offices
Business Services
Cleaners
Commercial Recreation
Convenience Stores
Copy Shops
Corporate Offices
Day Care Centers (305.23)
Eating and Drinking Establishment
Essential Services
Fitness Center/Gym
Florist
Home Child Care
Hotels and Motels
Ice Cream Shop
Libraries and Museums
Licensed Massage Therapy (305.51) 8/09
Light Manufacturing (305.38)
Multiple-Family Dwellings
Parking Garages/Ramps
Personal Services
Printing and Engraving
Private Clubs
Professional Services
Public/Semi-Public Uses (205.12)
Radio and Television Broadcasting
Stations and Studios
Retail Business
Short Term Rental (305.57)

SPECIAL EXCEPTIONS

After Hours Club (305.26)
Bottle Clubs (305.42)
Commercial/Industrial Wind Energy Systems
(305.53)
Dance Club (305.26)
Drive-In Business (305.10, 305.12)
Gasoline Service Stations (305.10, 305.12)
Business Uses Similar to Permitted Uses in
this District not Otherwise Specified
(305.40)
Small Wind Energy Systems (305.53)
Wireless Communication Facilities (305.45)