

AVAILABLE

2,574± SF OFFICE BUILDING

1438 W. 38th Street | Erie, PA 16508



FOR SALE:
\$285,000

FOR LEASE:
\$2,500/MONTH
(\$11.66/SF/YR) -
NET

PROPERTY HIGHLIGHTS

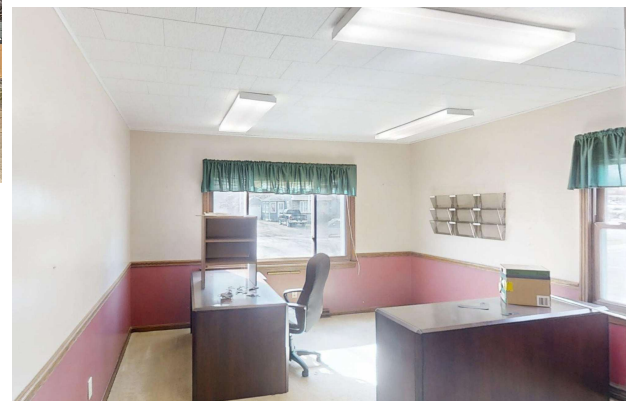
- 2,574± SF Office Building
- 1,452± SF First Floor With Reception, 3 Offices, Conference Room, Kitchenette & Restroom
- 1,102± SF Full Basement For Storage
- 441± SF Two-Car Detached Garage & 5-Car Parking Lot
- 67'5" Frontage On W. 38th Street
- 16,000 Average Daily Traffic (PennDOT AADT, 2023)
- On 0.2338± Acres Zoned C-1, Local Commercial District
- Potential Uses: Professional Services, Personal Services, Licensed Massage Therapy, Limited Retail & More
- Built In 1956 With Public Utilities
- 3D Tour & Floor Plan Available
- For Sale At \$285,000
- For Lease At \$2,500/Month (\$11.66/SF/YR) - Net
- Tenant Pays Rent Plus Taxes, Snow Removal & Lawncare
Taxes Estimated At \$1.75/SF/YR (Based On 2024-2025)
- Tour Online:
<https://my.matterport.com/show/?m=HBr9kAsp7fm>

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FOR MORE INFORMATION PLEASE CONTACT

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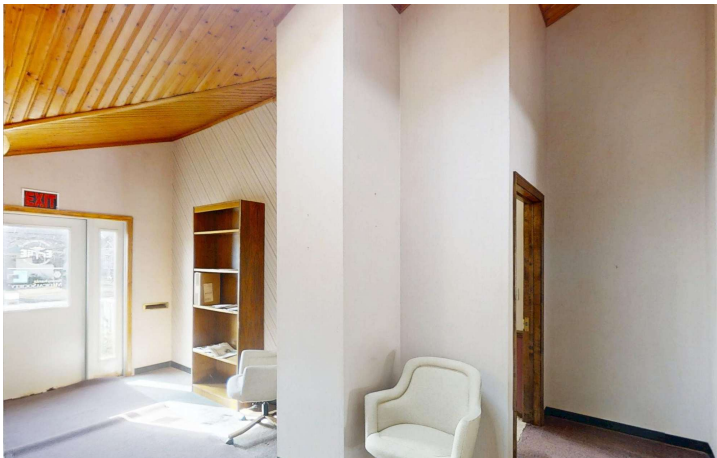
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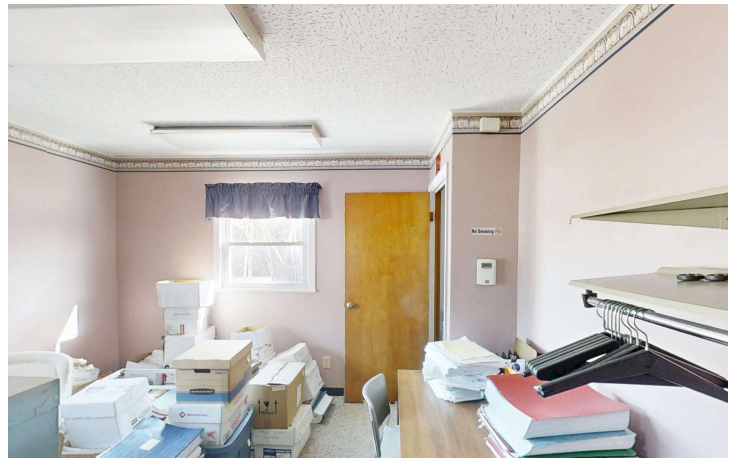
441± SF Two-Car Detached Garage



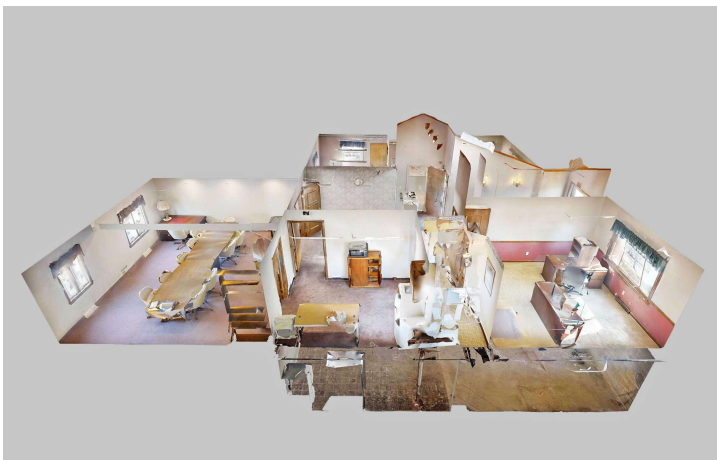
1,102± SF Full Basement For Storage



Reception/Waiting Area



1 Of 3 Offices



3D Tour & Floor Plan Available



High Traffic, High Visibility Location

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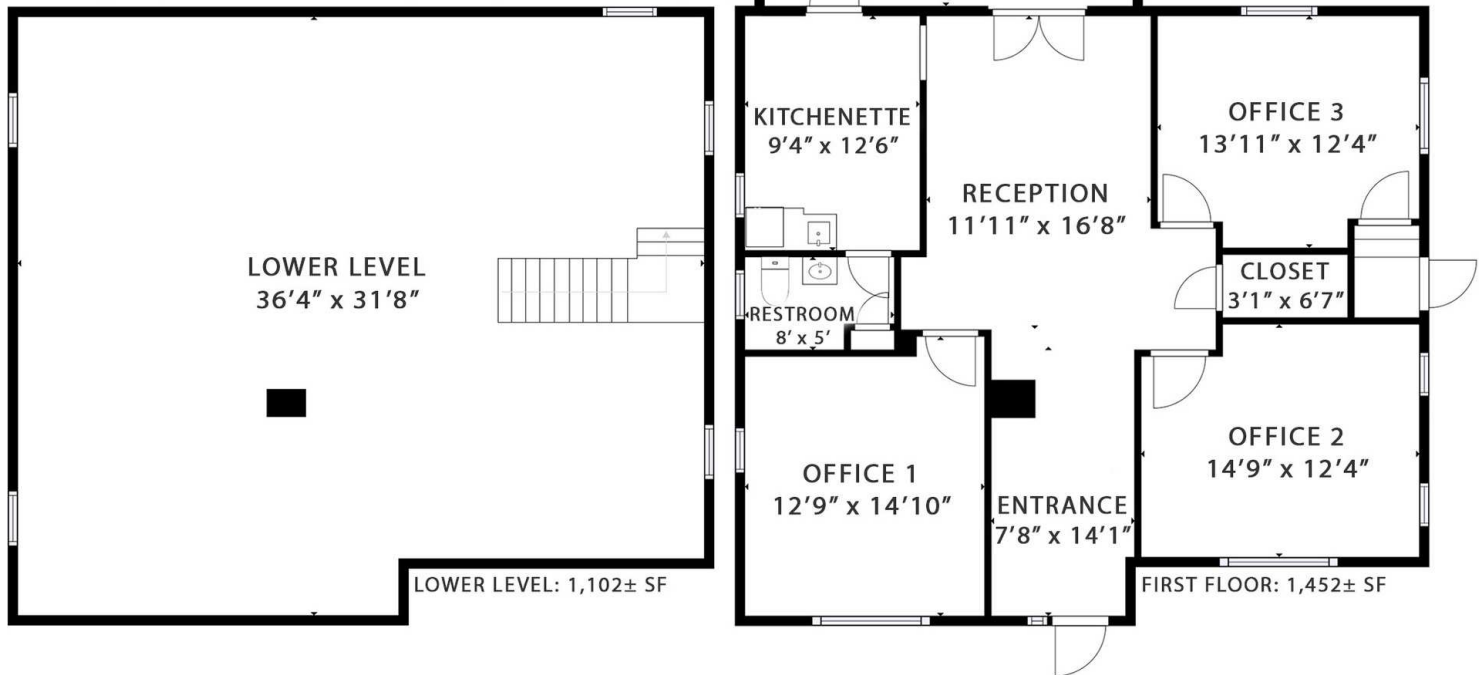
360° VIRTUAL TOUR

2,574± SF Gross External Area

2,554± SF Gross Internal Area

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

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204.6. C-1 Local Commercial District.

(a) Permitted uses.

Accessory dwelling unit (ADU)

Accessory uses and structures

Adult day care

Appliance sales and services (Section 305.36)

Automobile/camper/RV sales

Banks and business offices

Beverage distributors

Car washes

Cleaners

Computer users center

Convenience stores (Section 305.35)

Copy shops

Corporate offices (Section 305.23)

Day-care centers (Section 305.15)

Drive-in business (Sections 305.2, 305.4, 305.5)

Eating and drinking establishment

Essential services

Fitness center/gym

Florist

Funeral homes

Gasoline service stations (Sections 305.2, 305.4)

Home occupation

Ice cream shop

Libraries and museums (Section 305.21)

Licensed massage therapy (Section 305.43)
Limited retail business (Section 305.36)
Multiple-family dwellings
Off-street parking lots (Sections 305.2, 305.3)
One-family dwelling
Personal services
Pet grooming
Private clubs
Professional services
Public/semipublic uses (Section 205.3)
Short-term rental (Section 305.49)
Theaters
Two-family dwelling
Video rental

(b) Special exceptions.

Commercial/industrial wind energy systems (Section 305.45)
Small wind energy systems (Section 305.45)
Wireless communication facilities (Section 305.37)