

Cross Property Client Full

Commercial/Industrial Property



MLS#: **188207** Status: **ACT** Area: **15** L/Price: **\$295,000**
Address: **4270 E LAKE Road** O/Price: **\$295,000**
City: **Erie** Zip: **16511** Type: **CMLSLE**
Municipality: **Harborcreek Township**
Ap LotSz: **239x203** Acreage:
Co Index: **27-013-003.0-037.01** Zoning: **LF** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **2764/ASSESS** Construc: **BRICK** Yr Built:
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use:
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **10/2/25 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **2,764 square feet of retail space in the Lakefront district in Lawrence Park. Currently occupied as a retail business, the building was originally a branch bank with drive through, and the potential for drive through still exists. Current zoning permits multiple uses (see permitted uses attached). This space is in close proximity to the lakeshore and residential areas on busy Route 5. Other businesses in the neighborhood include a local distillery and restaurants, the Lawrence Park Golf and Fishing Clubs, and healthcare offices. Some use restrictions may apply.**

Recording Device Desc: **security**

Dir: **Take PA-5 East toward Franklin Ave. Use the middle lane to turn left onto Franklin Ave then turn right onto E Lake Rd. Property will be on the right**

FINANCIAL INFORMATION

Deposit:	\$10,000	County/Yr:	\$1339 / 2025	Assessed Value
		School/Yr:	\$4236 / 2025	Land: \$103,300
		City Twp/Yr:	\$196 / 2025	Imprv: \$99,270
		Total Taxes:	\$5,771	Totl: \$202,570
		Transfer Tax:	Split	Sellers Disclosure: N

Amanda Walter

10/02/2025 3:48:33 PM

Search Criteria

Status is one of 'Active', 'Pending Still Showing', 'Contingent on Sale'
List Office MUI is 1787389
Co List Office MUI is 1787389
Selected 1 of 76 results.