

# 14,280± SF TWO-BUILDING INDUSTRIAL FACILITY ON 2.85± ACRE FENCED LOT

**For Sale** | 2010 Schaper Avenue | Erie, PA 16502



## OFFERING SUMMARY

<b>Sale Price:</b>	\$335,000
<b>Building Size:</b>	14,280 SF
<b>Number Of Units:</b>	1-4
<b>Lot Size:</b>	2.85 Acres
<b>Main Building:</b>	11,880± SF
<b>Year Built:</b>	1958
<b>Pole Building:</b>	2,400± SF
<b>Year Built:</b>	1996
<b>Utilities:</b>	Electric On-Site Gas Available
<b>Water/Sewer:</b>	Public Available
<b>Zoning:</b>	M-2, Heavy Manufacturing
<b>Municipality:</b>	City Of Erie
<b>Tax ID #:</b>	16-031-020.0-100.00 16-031-020.0-106.00

## PROPERTY HIGHLIGHTS

- 14,280± SF Two-Building, 4-Unit Industrial Facility On 2.85± Acre Fenced Corner Lot
- Excellent Development Opportunity In The City Of Erie!
- Tax Abatement Program & Low Interest Loan Programs Available For Improvements
- MAIN BUILDING: 11,880± SF 3-4 Unit Block Structure Built In 1958
- RIGHT UNIT – 4,375± SF Damaged In Snow Storm, Roof Collapsed - Formerly Included 2 Overhead Doors (Front & Rear), Restroom & Office Area
- CENTER UNIT – 4,375± SF: 2 Bays With 2 Overhead Doors (14'9"Wx12'H), 2 Grade Level Doors & Office Area - Front Half Of Roof Over 1 Of 2 Center Bays Damaged In Storm
- LEFT UNIT – 3,130± SF: 3 Overhead Doors (14'Wx10'H - 2 Front & 1 Rear), 13'4" Clear Ceilings, Utility Sink, Exhaust Fan, 2 Reznor Heaters, Car Lift, Floor Drains, ADA Shop Restroom & 2-Room Office With Heat/AC Mini-Split And Restroom
- POLE BUILDING: 2,400± SF Built In 1996 With 2 Overhead Doors (11'9"Wx10'H), 12' Ceilings, Primarily Concrete Floors/Some Gravel, Office Roughed In, Electric & Water Connections
- Electric On-Site With 2 Services
- Gas Formerly On-Site With 2 Services (Meters Removed)
- Public Water/Sewer Available
- 1 Mile (4 Minutes) From I-79 & 6 Miles (8 Minutes) From I-90
- Bank Owned – To Be Sold "As-Is, Where-Is, And With All Faults"

## FOR MORE INFORMATION PLEASE CONTACT

**Amanda Bogert**

V.P. of Sales & Marketing

O. 814.453.2000 x102 \ C. 814.790.8342

abogert@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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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



Front West To East



Front East To West



2,400± SF Pole Building With 2 Overhead Doors (11'9"W x 10'H)



2,400± SF Pole Building: 12' Ceilings & Mostly Concrete Floors



2,400± SF Pole Building



2,400± SF Pole Building: Office Roughed In

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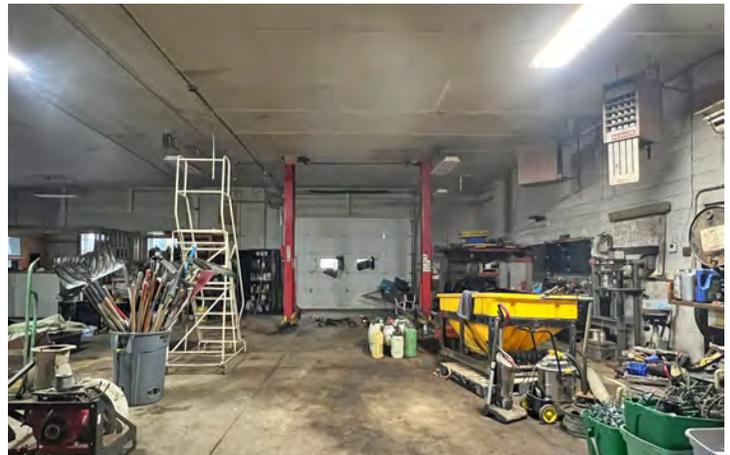
Main Building - Left Unit: Approximately 3,130 SF With 13'4" Ceilings



Left Unit: Floor Drains, Utility Sink & 2 Reznor Gas Heaters



Left Unit: 3 Drive-In Overhead Doors (14'W x 10'H)



Left Unit: 3 Overhead Doors - 2 In Front & 1 To Fenced, Rear Yard



Left Unit: 2-Room Office With Restroom & Separate Entrance



Left Unit: Office Restroom - Additional ADA Restroom In Shop Area

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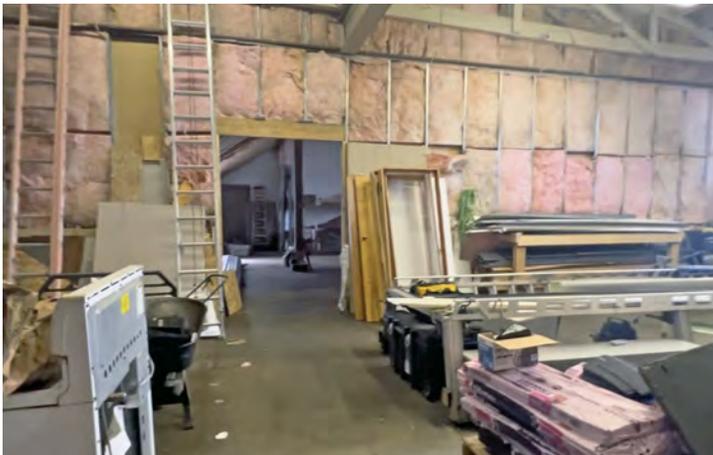
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Main Building - Center Unit: 4,375± SF Two-Bay Warehouse



Center Unit: Eastern Bay With 14'9"W x 12'H Overhead Door



Center Unit: Access Between 2 Bays



Center Unit: Western Bay



Center Unit: Front Part Of Roof Over Western Bay Damaged & Removed



Center Unit: Western Bay Front Area - Overhead Door Out Of Service

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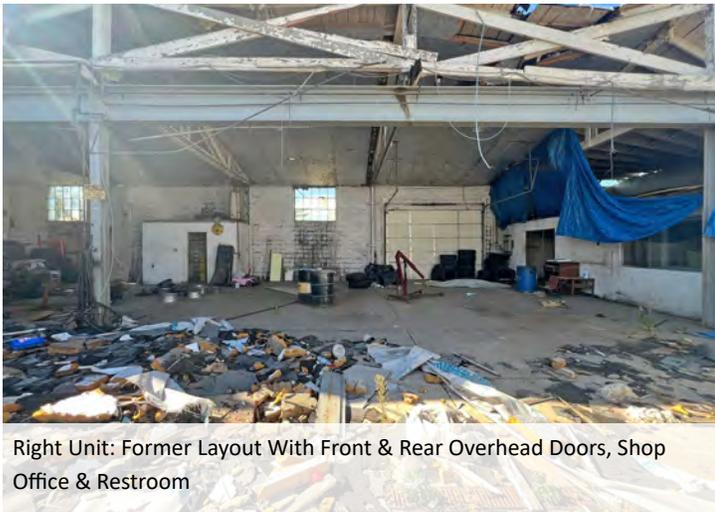
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SHERRY BAUER REAL ESTATE SERVICES



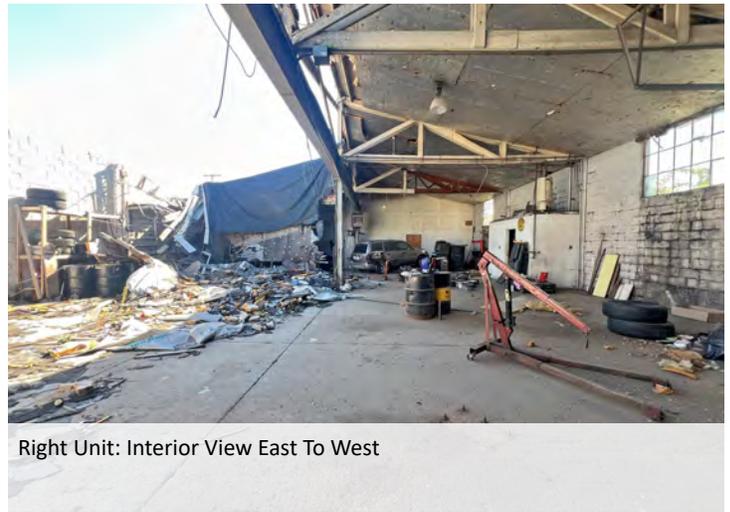
Main Building - Right Unit: Former 4,375± SF Auto Repair Shop



Right Unit: Heavily Damaged & In Need Of Demolition/Repair



Right Unit: Former Layout With Front & Rear Overhead Doors, Shop Office & Restroom



Right Unit: Interior View East To West



2.85± Acre Two-Parcel Package Including 2+ Acre Fenced Yard



Fenced Yard: Zoned M-2, Heavy Manufacturing

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**TAX ABATEMENT PROGRAM**

- Local Economic Revitalization Tax Assistance Act (LERTA)
- 100% Tax Abatement On Improvement/New Construction For 10 Years
- Applicable For Commercial & Residential Development

**LERTA Tax Abatement Program**



**LOW INTEREST LOAN FUNDS**

- Multiple Low Interest Loan Funds In City Of Erie
- Available For Gap Financing &/Or Funds Matching
- Funds May Be Used For Land, Building, And New/Used Machinery & Equipment
- Terms Vary: 5, 7, Or 15 Years Depending On Use
- Typical Rates Offered: 1.0% To 3.5%

**Low Interest Loan Programs**



Excellent Redevelopment Opportunity!



M-2 Zoning Allows For Multiple Permitted Uses

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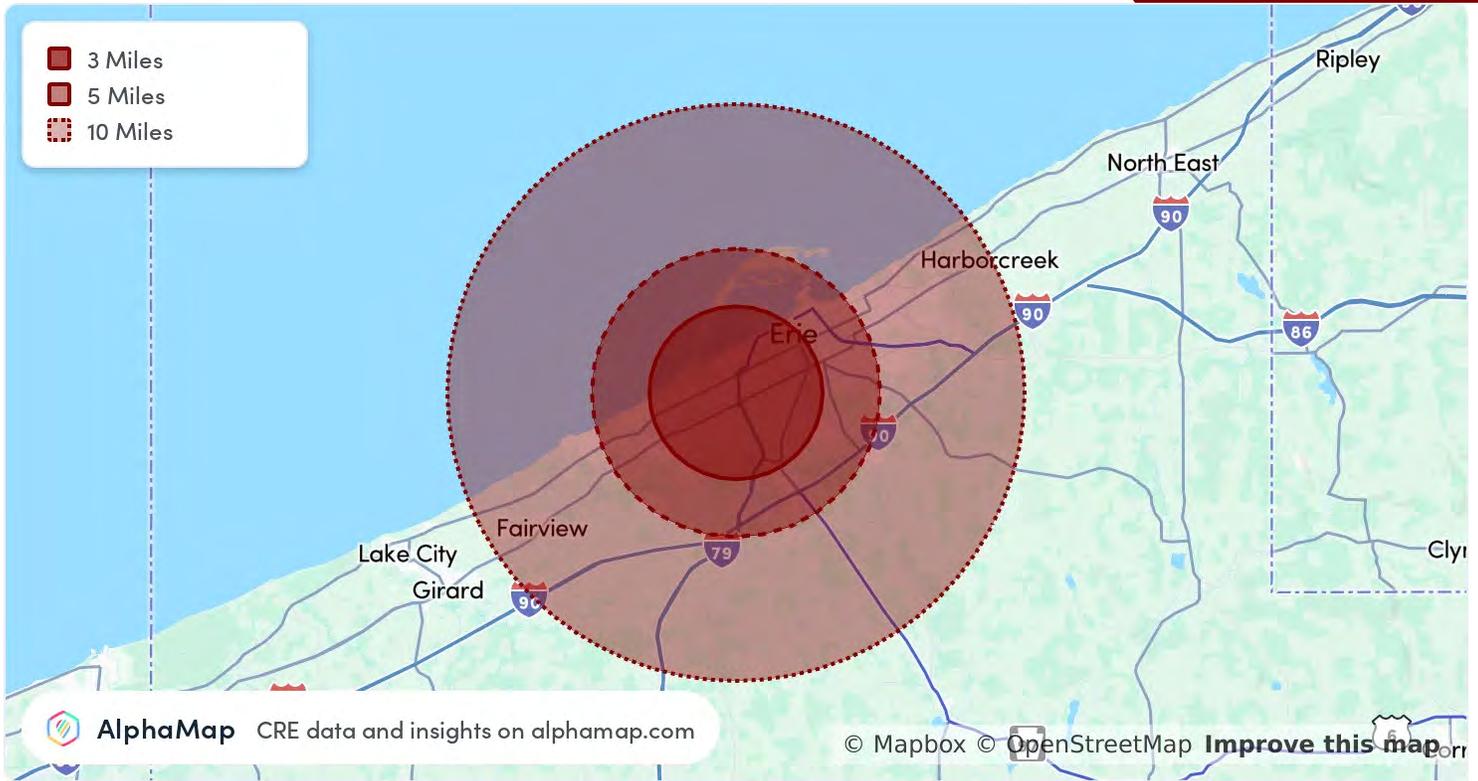
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POPULATION	3 MILES	5 MILES	10 MILES
<b>Total Population</b>	77,671	134,722	196,216
<b>Average Age</b>	42	41	42
<b>Average Age (Male)</b>	40	40	40
<b>Average Age (Female)</b>	43	42	43

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
<b>Total Households</b>	34,466	57,080	81,088
<b>Persons Per HH</b>	2.3	2.4	2.4
<b>Average HH Income</b>	\$73,042	\$76,834	\$80,838
<b>Average House Value</b>	\$167,741	\$177,989	\$189,970
<b>Per Capita Income</b>	\$31,757	\$32,014	\$33,682

Map and demographics data derived from AlphaMap

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204.11. M-2 Heavy Manufacturing District.

- (a) Permitted uses.

Accessory uses  
Airports and heliports  
Animal care  
Asphalt products, manufacturing and storage  
Auto repair shop  
Auto sales  
Chemical processing and production  
Commercial recreation  
Contractors yard  
Corporate offices  
Essential services  
Gasoline service station (Sections 305.2, 305.4)  
Heavy manufacturing (Section 305.39)  
Landfill/solid waste transfer facility  
Light manufacturing  
Off-street parking lots (Sections 305.2, 305.3)  
Personal self-storage facilities  
Pet grooming  
Power plants  
Recycling and refuse reduction center  
Signs/outdoor advertising  
Supply yards  
Truck terminals  
Urban solar farms (Section 305.47)  
Vehicle storage yard  
Warehousing

(b) Special exceptions.

After hours club (Section 305.18)  
Bottle club  
Commercial/industrial wind energy systems (Section 305.45)  
Dance club (Section 305.18)  
Small wind energy systems (Section 305.45)  
Wireless communication facilities (Section 305.37)

Any other manufacturing use not otherwise specified which is not objectionable to immediate neighbors because of noise, vibration, or emission of noxious gases, fumes or dust (Section 305.41)

(c) Conditional uses.

Scrap yards (Section 305.40)

Wind energy conversion systems (Section 305.44)

204.12. Please see Section 206 for the Industrial Park District, IP.

Use Districts	C-1	C-2	C-3	C-4	M-1	M-2
Minimum lot area per family (square feet)	1,000	1,000	1,000 (C)	1,000	N/A	N/A
Maximum lot coverage by buildings	50% (I)	50% (I)	100%	100%	75% (I)	100%
Minimum depth of front yard (feet)	15 (G,M)	(G,M)	(K)	(K,N,M)	30	(C,G)
Minimum depth of rear yard (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	30	(E,J)
Minimum total width of side yard (feet)	N/A (M)	N/A (M)	N/A	N/A (M)	20	N/A
Minimum width of least side yards (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	10 (E,J)	(E,J)
Maximum height of structure (feet)	45	45 (F)	(L)	60	100 (F)	100 (F)

NOTES:

\*N/A - Not applicable

- (A) Use of lot of record 205.1
- (B) Front yard adjacent to existing building 205.2
- (C) Lot area per family shall equal one dwelling unit for every 1,000 square feet of building size
- (D) Rear yard with alley or irregular shape 205.4
- (E) Side and rear yards adjacent to any R District 205.5

## NOTES:

(F)	Height exceptions, chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	No front yard setback permitted	205.20
(L)	As controlled by Airport Zoning Ordinance	—
(M)	Multiple-family dwellings use R-3 yard requirements	305.16
(N)	Front yard setback for residential structures	205.21

**Address: 2010 SCHAPER AVE**

**Owner: MMG REO IV LLC**

**Parcel: 16031020010000**

Parcel Profile

Address 2010 | SCHAPER | AVE

Street Status PAVED

School District CITY OF ERIE SCHOOL

Acreage 2.0317

Classification C

Land Use Code GARAGES/SHOP/CAR DEALERS

Legal Description 2010 SCHAPER AVE 2.0317 AC

Square Feet 14280

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 2025

Deed Page 015906

2026 Tax Values

Land Value / Taxable 66,000 / 66,000.00

Building Value / Taxable 181,200 / 181,200.00

Total Value / Taxable 247,200 / 247,200.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Commercial Data

**Card 1** WAREHOUSE

Business Living Area - 11880

Year Built - 1958

Improvement Name - A-1 AUTOMOTIVE

Value - 132610

**Card 2**

RETAIL SINGLE OCCUP

Business Living Area - 2400

Year Built - 1996

Improvement Name - AUTO RECYCLED PARTS

Value - 37140

Other Buildings & Yards

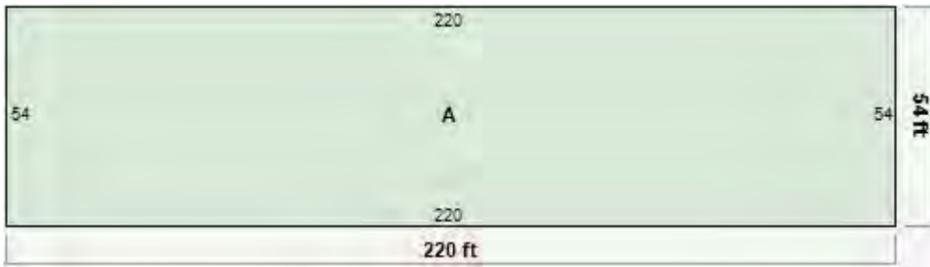
Description	Built	Width	Length	Area
FENCE CHAIN LINK	1987	6	600	3600
PAVING ASPHALT PARKING	1996	0	0	8000

Sales History

Sale Date	From	To	Type	Book / Page	Other Info
9/12/2025	A R PROPERTY MANAGEMENT LLC	MMG REO IV LLC	LAND & BUILDING	2025 / 015906	SHERIFF'S DED
6/17/2016	STRONG DAVID J UX DONNA L ET DANIEL D UX	A R PROPERTY MANAGEMENT LLC	LAND & BUILDING	2016 / 012461	SPECIAL WARRANTY DEED
10/30/2009	STRONG DANIEL D ET DAVID J ET DONNA L	STRONG DAVID J UX DONNA L ET DANIEL D UX	LAND & BUILDING	1600 / 1292	DEED
5/5/2006	STRONG DAVID J UX DONNA ETAL	STRONG DANIEL D ET DAVID J ET DONNA L	LAND & BUILDING	1325 / 1680	QUIT CLAIM DEED
6/2/2003		STRONG DAVID J UX DONNA ETAL	LAND & BUILDING	1018 / 1478	AFFIDAVIT
12/29/1999				0681 / 0001	
12/16/1999				0679 / 0015	
9/4/1990				135 / 1739	

# Parcel Sketches

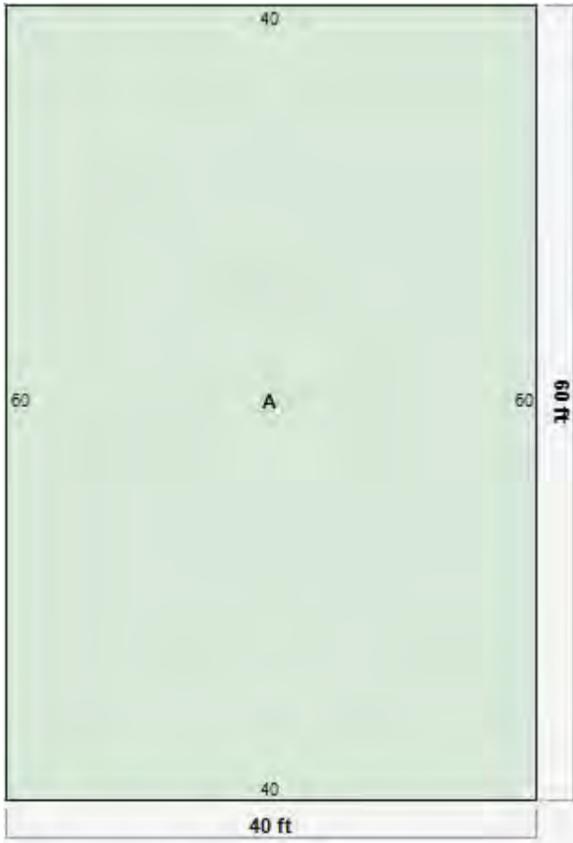
## Commercial Card 1



A MAIN

11880 square feet

## Commercial Card 2



A MAIN

2400 square feet

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# Parcel Images



**Please note:** this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

## Annual Taxes

### Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	1715.57	3490.46	0	0	5206.03
2025	1633.99	3243.26	4896.66	0	9773.91
2024	1633.99	3243.26	4896.66	0	9773.91
2023	1473.31	3243.26	4687.60	0	9404.17
2022	1473.31	3243.26	4575.05	0	9291.62
2021	1473.31	3243.26	4380.14	0	9096.71
2020	1411.51	3243.26	4252.56	0	8907.33
2019	1411.51	2879.88	4252.56	0	8543.95
2018	1337.35	2877.41	4150.46	0	8365.22
2017	1337.35	2879.88	4129.82	0	8347.05
2016	1275.55	2879.88	4109.28	0	8264.71
2015	1218.70	2879.88	4109.28	0	8207.86
2014	1218.70	2682.12	4109.28	0	8010.10
2013	1218.70	2682.12	4109.28	0	8010.10
2012	1207.58	2614.76	7490.02	0	11312.36
2011	1207.58	2285.42	3553.40	0	7046.40
2010	1207.58	2285.42	3406.91	0	6899.91
2009	1087.82	2285.42	3406.91	0	6780.15

Address: W 21 ST

Owner: MMG REO IV LLC

Parcel: 16031020010600

Parcel Profile

Address 0 | W | 21 | ST

Street Status PAVED | SIDEWALK

School District CITY OF ERIE SCHOOL

Acreage 0.8196

Classification C

Land Use Code COMMERCIAL VACANT

Legal Description NS W 21 ST 67 X 300 IRR

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 2025

Deed Page 015906

2026 Tax Values

Land Value / Taxable 42,800 / 42,800.00

Building Value / Taxable 0 / 0.00

Total Value / Taxable 42,800 / 42,800.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Other Buildings & Yards

No OBY Data Found

Sales History

Sale Date	From	To	Type	Book / Page	Other Info
9/12/2025	A R PROPERTY MANAGEMENT LLC	MMG REO IV LLC	LAND	2025 / 015906	SHERIFF'S DED

6/17/2016	STRONG DANIEL D UX CLARA MARIE ET	A R PROPERTY MANAGEMENT LLC	LAND	2016 / 012461	SPECIAL WARRANTY DEED
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6/2/2003		STRONG DANIEL D ETAL DAVID J	LAND & BUILDING	1018 / 1474	AFFIDAVIT
12/29/1999				0681 / 0007	
12/16/1999				0679 / 0019	
11/5/1996				0470 / 0092	

## Parcel Sketches

*Invalid Parcel Number or No Sketches on File*

## Parcel Images



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Year	County	City/Township	School	Library	Total
2026	297.03	604.34	0	0	901.37
2025	282.91	561.54	847.80	0	1692.25
2024	282.91	561.54	847.80	0	1692.25
2023	255.09	561.54	811.61	0	1628.24
2022	255.09	561.54	792.12	0	1608.75
2021	255.09	561.54	758.37	0	1575.00
2020	244.39	561.54	736.28	0	1542.21
2019	244.39	498.62	736.28	0	1479.29
2018	231.55	498.19	718.61	0	1448.35
2017	231.55	498.62	715.03	0	1445.20
2016	220.85	498.62	711.48	0	1430.95
2015	211.00	498.62	711.48	0	1421.10
2014	211.00	464.38	711.48	0	1386.86
2013	211.00	464.38	711.48	0	1386.86
2012	97.41	210.91	604.16	0	912.48
2011	97.41	184.35	286.62	0	568.38
2010	97.41	184.35	274.81	0	556.57
2009	87.75	184.35	274.81	0	546.91
2008	83.72	184.35	274.81	0	542.88
2007	79.70	184.35	274.81	0	538.86
2006	79.70	164.38	274.81	0	518.89
2005	75.35	156.33	264.34	0	496.02
2004	75.35	156.33	264.34	0	496.02
2003	74.06	159.55	264.34	0	497.95

**CITY OF ERIE - PROPERTY MAINTENANCE - ROOM 407**  
**ORDER TO CORRECT CODE VIOLATIONS**

NAME: MMG REO IV LLC	PROPERTY ADDRESS: 2010 SCHAPER AVE ERIE, PA	INDEX #: 16031020010000 DATE: 02/02/26
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CASE NO: CE26010147

YOU ARE HEREBY NOTIFIED THAT THE DIVISION OF PROPERTY MAINTENANCE FOR THE CITY OF ERIE HAS ON 01/30/2026 INSPECTED THE PROPERTY LOCATED AT 2010 SCHAPER AVE ERIE, PA. SAID PROPERTY IS IN VIOLATION OF CITY ORDINANCE NO. 37.2018, AND SUBSEQUENT REVISIONS. ALL THE VIOLATIONS MUST BE CORRECTED N THIRTY (30) DAYS AFTER RECEIPT OF THIS NOTICE UNLESS OTHERWISE STATED. THE REFERENCED ORDINANCE PROVIDES PENALTIES FOR FAILURE TO COMPLY WITH THIS NOTICE. ADDITIONALLY, SHOULD IT BECOME NECESSARY, THE CITY OF ERIE MAY REMEDY THE PROBLEM AND A LIEN WILL BE PLACED UPON THE PROPERTY.

**Code Enforcement Officer:** HOOVER-BUZZARD, MICHAEL

**Phone:** (814)-870-1512

**EMAIL:** mhoover-buzzard@erie.pa.us

**VIOLATION(S):**

PM-301.3

All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

PM-302.7

All accessory structures, including detached garages, fences and walls, shall be maintained structurally sound and in good repair.

PM-304.1

The exterior of a structure shall be maintained in good repair, structurally sound and sanitary so as not to pose a threat to the public health, safety or welfare.

PM-304.7

The roof and flashing shall be sound, tight and not have defects that admit rain. Roof drainage shall be adequate to prevent dampness or deterioration in the walls or interior portion of the structure. Roof drains, gutters and downspouts shall be maintained in good repair and free from obstructions. Roof water shall not be discharged in a manner that creates a public nuisance.

**TO WIT(S):**

PM-301.3

MAIN BUILDING VACANT FROM ROOF COLLAPSE. BUILDING CAUSING BLIGHTING ISSUE.

PM-302.7

WOOD FENCE ALONG WEST 21ST STREET SIDE OF THE PROPERTY BROKEN AND NOT MAINTAINED.

**CORRECTIVE ACTION(S):**

PM-301.3

SECURE THE MAIN BUILDING TO PREVENT UNWANTED HUMAN OCCUPANCY. REPAIR THE MAIN BUILDING TO PREVENT BLIGHTING ISSUE.

PM-302.7

REPAIR OR REPLACE THE FENCE SECTIONS THAT ARE DAMAGED. OPTION- REMOVE THE DAMAGED FENCE SECTIONS. ALL REPAIRS MUST MEET CURRENT BUILDING CODE(S).

**TO WIT(S):**

PM-304.1

MAIN BUILDING HAS SEVERAL MISSING SIDING PANELS AND IS NOT WEATHER TIGHT.

PM-304.7

MAIN ROOF HAS PARTIAL COLLAPSE

**CORRECTIVE ACTION(S):**

PM-304.1

REPLACE THE MISSING SIDING PANELS TO MAKE THE BUILDING WEATHER TIGHT. ALL REPAIRS MUST MEET CURRENT BUILDING CODE(S).

PM-304.7

REPAIR OR REPLACE THE MAIN ROOF STRUCTURE. INSTALL NEW FRAMING AND SUPPORT BEAMS. INSTALL NEW ROOF MATERIAL TO MAKE WEATHER TIGHT. PERMITS MAY BE REQUIRED. ALL REPAIRS MUST MEET CURRENT BUILDING CODE(S).

**Inspectors Comments:**

PLEASE CONTACT THIS OFFICE IF YOU HAVE ANY QUESTIONS REGARDING THIS NOTICE.

**CALL THE CITY OF ERIE TO OBTAIN ALL NECESSARY PERMITS TO START AND TO COMPLETE THE REPAIRS TO THE BUILDING.**

IF YOU FAIL TO RESPOND AND/ OR COMPLY WITH THIS NOTICE A NON-TRAFFIC CITATION COULD BE ISSUED AT THE DISTRICT MAGISTRATES OFFICE.

<p><b>NOTICE OF RIGHT TO APPEAL:</b></p>	<p>Any person directly affected by a decision of the <i>code official</i> or a notice or order issued under this code shall have the right to appeal to the board of appeals, provided that a written application for appeal is filed within 20 days after the day the decision, notice or order was served. An application for appeal shall be based on a claim that the true intent of this code or the rules legally adopted thereunder have been incorrectly interpreted, the provisions of this code do not fully apply, or the requirements of this code are adequately satisfied by other means.</p>
<p>Code Enforcement Officer: CITY OF ERIE HOOVER-BUZZARD, MICHAEL</p>	<p>Telephone: <b>(814) 870-1512</b></p> <p>626 State St. RM 407 Erie, PA 16501-1128</p>