

AVAILABLE

6,335± SF MIXED-USE BUILDING

3412 West Lake Road | Erie, PA 16505



FOR SALE:
\$395,000

FOR LEASE:
\$9.50 SF/YR
(MODIFIED
GROSS)



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PROPERTY HIGHLIGHTS

- 6,335± SF Freestanding Building
- 2,990± SF Retail Area & 2,360± SF Storage/Warehouse
- 480± SF Office With Restroom
- 400± SF Break Room With 2 Restrooms
- Floor Plan Available
- Built In 1942 With Public Utilities
- On 0.355± Acres With 100' Frontage On W. Lake Road
- 16 Paved Parking Spaces & On Public Bus Route
- 10,000 Average Daily Traffic (PennDOT AADT 2025 Count Year)
- Near Royal Chopstix Asian Cuisine, Oregon Antiques, West Lake Bakery & Deli, Edmond's Auto Service & Repair, Forest Park Honda & Garage, Ferneti's Hair Design, Lake Erie Massage Therapy & More
- Zoned MU-1, Neighborhood Mixed-Use Offering Multiple Permitted Uses: Retail, Convenience Store, Day Care Center, Restaurant, Health Club, Medical Marijuana Dispensary & More
- For Lease At \$9.50/SF/YR (\$5,015/Month) Plus Utilities, Snow Removal & Lawn Care
- For Sale At \$395,000
- Tour Online:
<https://my.matterport.com/show/?m=TCMWQ9EDXos>

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

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SBRE

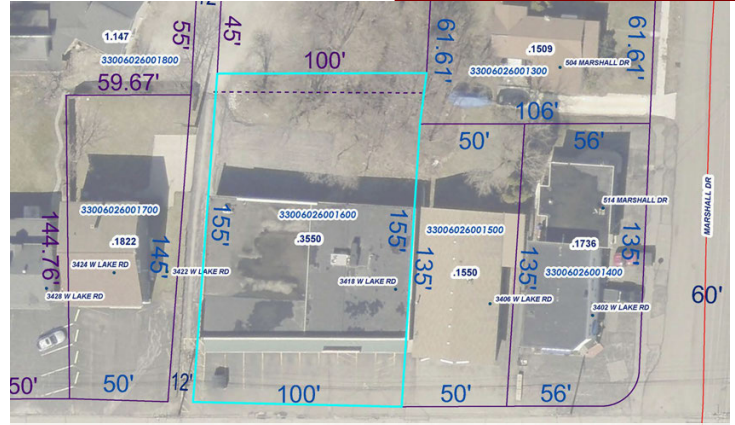
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SBRE
SHERRY BAUER REAL ESTATE SERVICES



Along A Major Local Thoroughfare On Bus Route - Just 1.1 Miles From Waldameer & Presque Isle State Park - Parking For ±16



100' Frontage On W. Lake Road With 10,000 Average Daily Traffic (PennDOT AADT 2025 Count Year)



2,990± SF Retail Area With ±47' Window Frontage & 9'6" Ceilings



2,360± SF Warehouse/Storage Area With 9'6" Ceilings



480± SF Office/Training Room With Restroom



400± SF Storage/Utility Room With 2 Restrooms & Utility Sink

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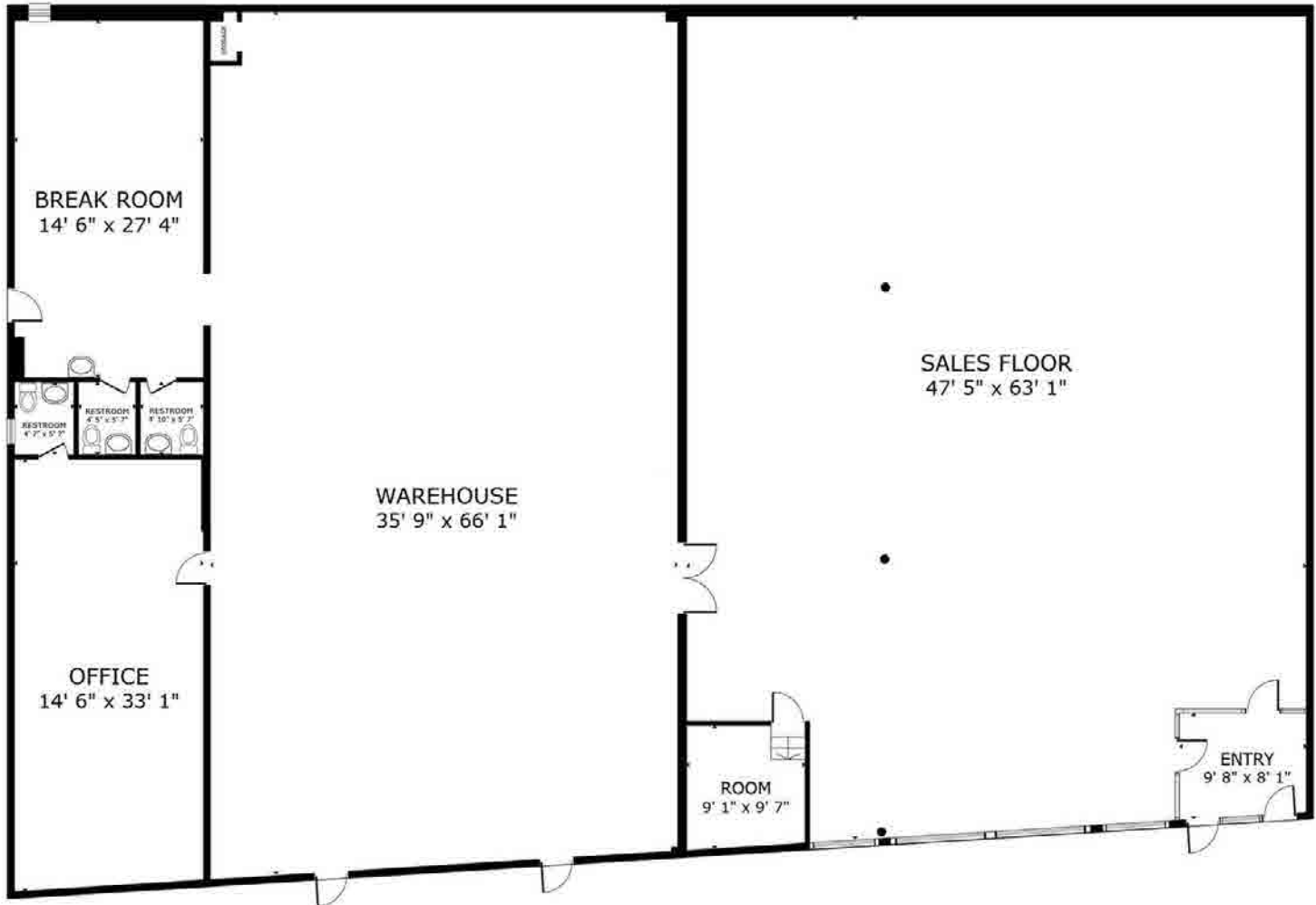
www.sherrybauerrealestate.com

6,335± SF FREESTANDING BUILDING

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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



6,335± SF Gross Internal Area

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

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Minimum Lot Width (at ROW)	50'
Maximum Density	8.5
Minimum Front Setback	30'
Minimum Rear Setback	20'
Minimum Side Setback	20'
Maximum Building Height	50'
Maximum Lot Coverage	50%

§ 145-21 MU-1 NEIGHBORHOOD MIXED USE DISTRICT.

- A. Purpose. The MU-1 District adds Use flexibility to encourage compact, pedestrian-oriented development.
- B. Permitted Uses. Uses and Accessory Structures permitted in the MU-1 District shall include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Clinic.
 - 4. Convenience Store, Neighborhood.
 - 5. Day-Care Center.
 - 6. Dwelling, Duplex.
 - 7. Dwelling, Single-Family Attached.
 - 8. Eating and Drinking Establishment.
 - 9. Essential Services.
 - 10. Financial Institution.
 - 11. Forestry.
 - 12. Ghost Kitchen.
 - 13. Health Club.
 - 14. Medical Marijuana Dispensary.

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15. Mixed Use Occupancy (Residential/Commercial).
 16. Mixed Use Occupancy (Commercial).
 17. Multiple-Establishment Center.
 18. Personal Services.
 19. Pet Grooming Establishment.
 20. Place of Worship/Assembly.
 21. Professional Services.
 22. Public Buildings and Structures.
 23. Public or Private School.
 24. Recreation Facility, Public.
 25. Retail Business Establishment.
 26. Shopping Center, Neighborhood.
 27. Studio, Dancing or Music.
 28. 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. Bed and Breakfast Inn.
 2. Funeral Home.
- 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. Car Wash, Accessory.
 2. Drive-Through Facility.
 3. Garage, Private.
 4. Garage, Public.

5. Limited Lodging.
6. No-Impact Home-Based Business.
7. Small Wireless Facility.
8. Solar Energy System, Private.
9. Temporary Uses.

E. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	12.0
Minimum Front Setback	15' when front façade faces collector or higher classification Street, 5' when front façade faces any other Street classification
Minimum Rear Setback	20'
Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	60%

§ 145-22 MU-2 CORRIDOR MIXED USE DISTRICT.

- A. Purpose. The MU-2 District is intended to incorporate compatible housing options with retail, office, service and related Uses, activating this corridor with a built-in worker and customer base and density of users.