

FOR SALE

8,972± SF OFFICE BUILDING

3250 W. Lake Road | Erie, PA 16505



OFFERED AT:
\$1,125,000

PROPERTY HIGHLIGHTS

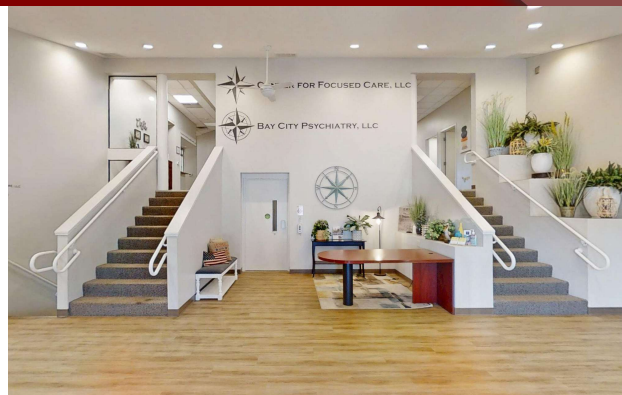
- 8,972± SF Office Building On 1.5± Acre Scenic Lot
- Fully Renovated Interior With Modern Finishing & Abundant Natural Light
- 3 Floors Of Office Space With Windows On All 3 Levels
- ADA Accessible With Elevator & Ramp To Entrance
- Ideal For Single Or Multi-Tenant Use
- Easily Sub-Divided For 3 To 7 Tenants
- Reception Areas, Waiting Areas & Restrooms On All Floors
- Mix Of Private Offices & Collaborative Workspace
- Windows In 17 Of 18+ Offices
- Balcony Access From Two Third Floor Offices
- 6 Restrooms Overall & 40± Car Parking Lot
- 3D Tour & Floor Plans Available
- 3-Zone Alarm System, Key Fob Access & 85 kW Natural Gas Generator With Auto Transfer Switch
- Additional Square Footage - 560± SF Car Shed With Overhead Doors At Both Ends
- 1.5± Acre Lot Zoned Neighborhood Mixed-Use (MU-1) Offering Room For Expansion Or Additional Parking
- Tour Online:
<https://my.matterport.com/show/?m=ZiAZQ9CUUv8>

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
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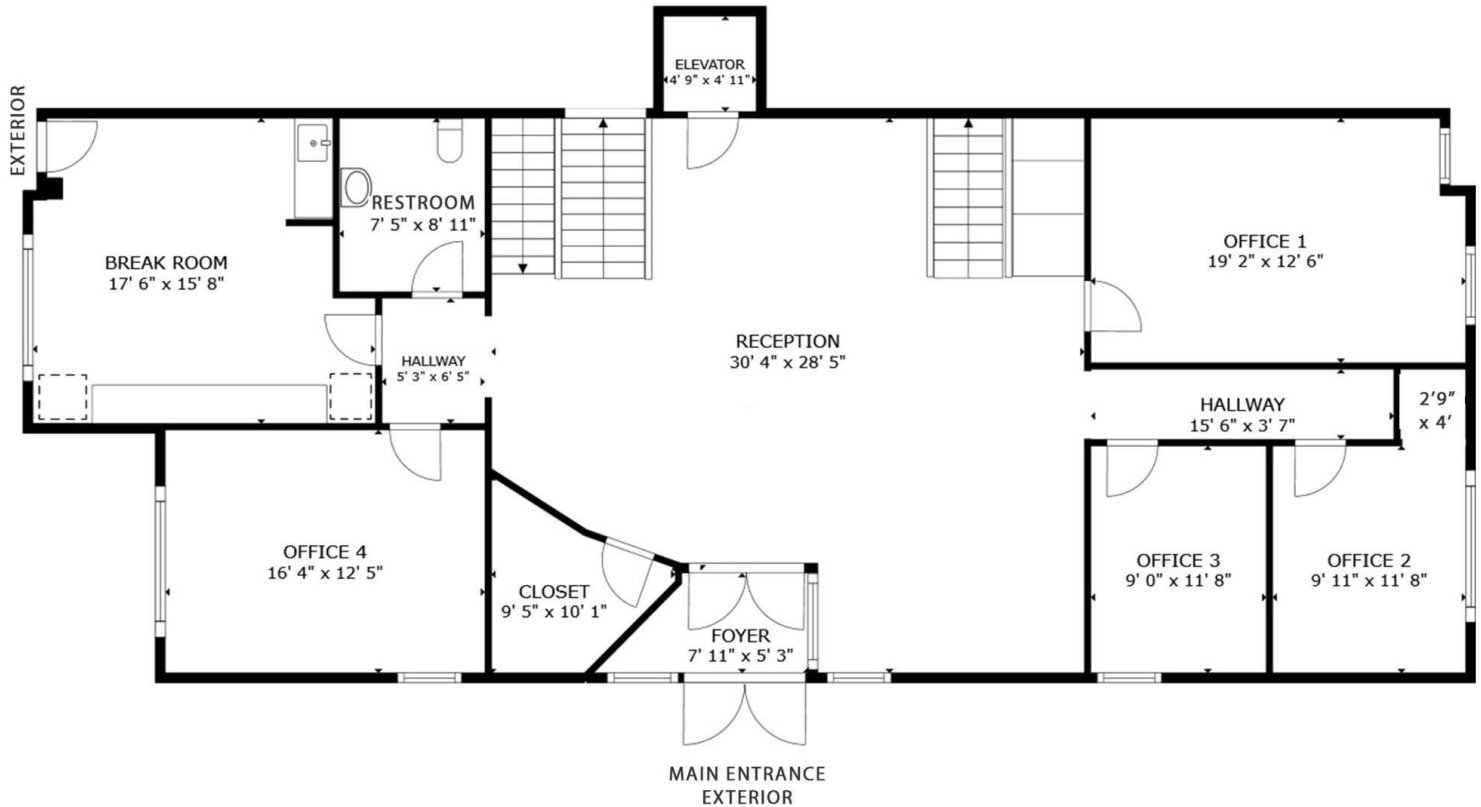
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8,972± SF OFFICE BUILDING

For Sale | 3250 W. Lake Road | Erie, PA 16505

Floor Plan Floor 2



2,015± SF Gross Internal Area
Part Of A 8,972± SF Building (Per Assessor)

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

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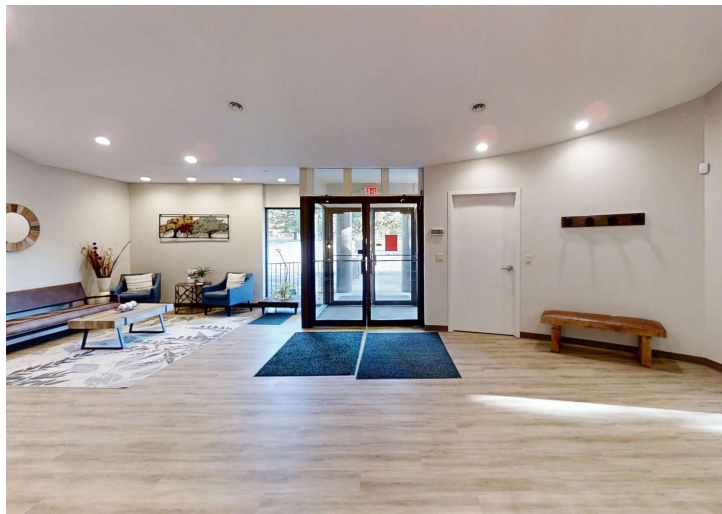
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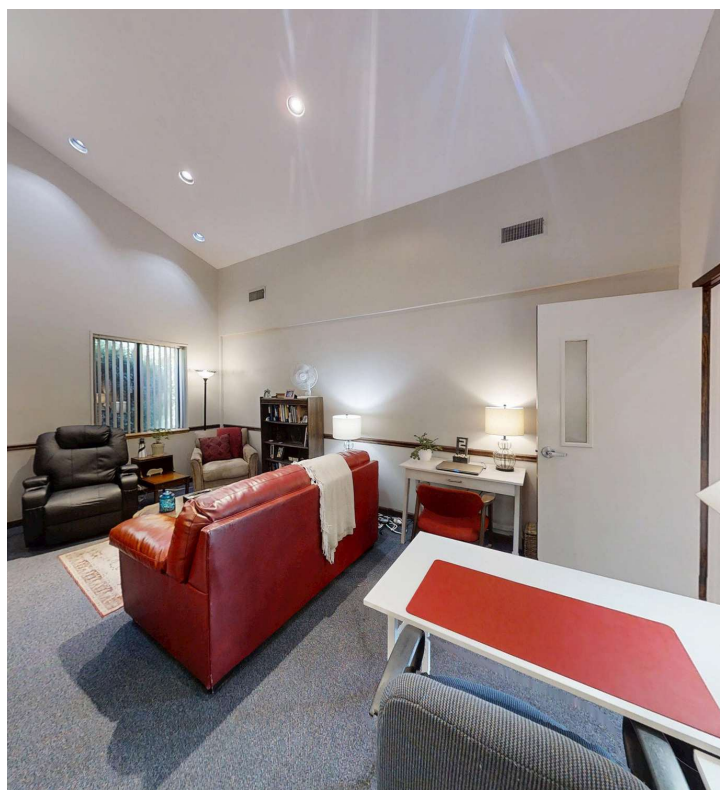
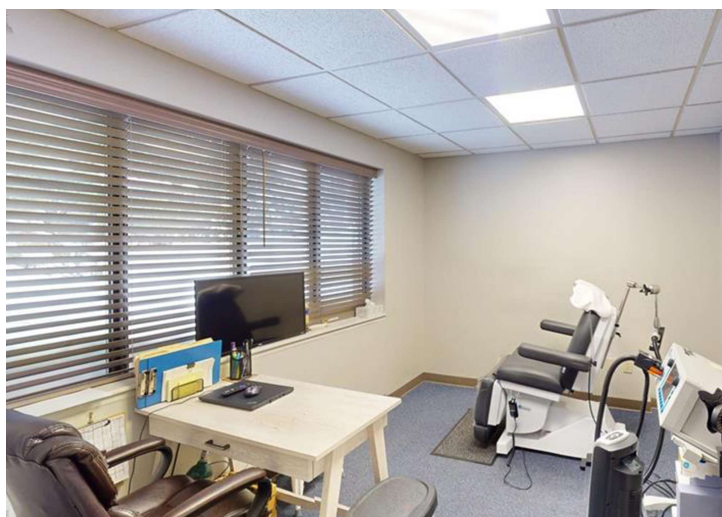
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SECOND FLOOR HIGHLIGHTS:

- 2,015± SF Gross Internal Area
- Ground Floor From Main Entrance
- Large, Bright & Modern Reception & Waiting Area
- 4 Private Offices All With Windows For Natural Light
- Large Private Office With Vaulted Ceilings
- Additional Large Corner Office
- 2 Additional Offices
- Break Room With Sink & Dishwasher
- ADA Restroom
- Foyer With Multiple Mail Boxes
- Storage Closet Off Waiting Area
- Elevator Service To Other Floors
- Potential For 1-5 Units



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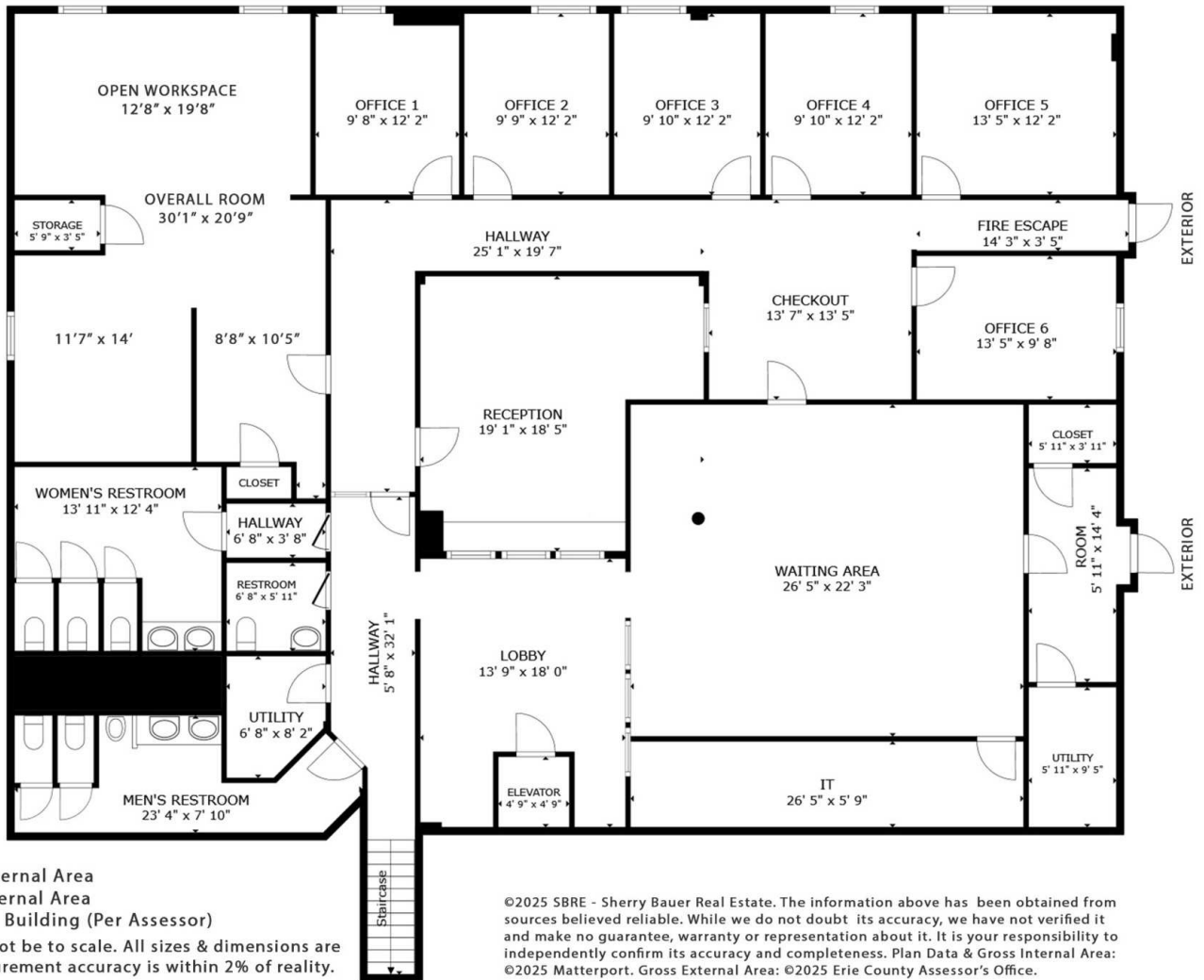
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8,972± SF OFFICE BUILDING

For Sale | 3250 W. Lake Road | Erie, PA 16505

Floor Plan Floor 1



4,200± SF Gross External Area
4,081± SF Gross Internal Area
Part Of A 8,972± SF Building (Per Assessor)

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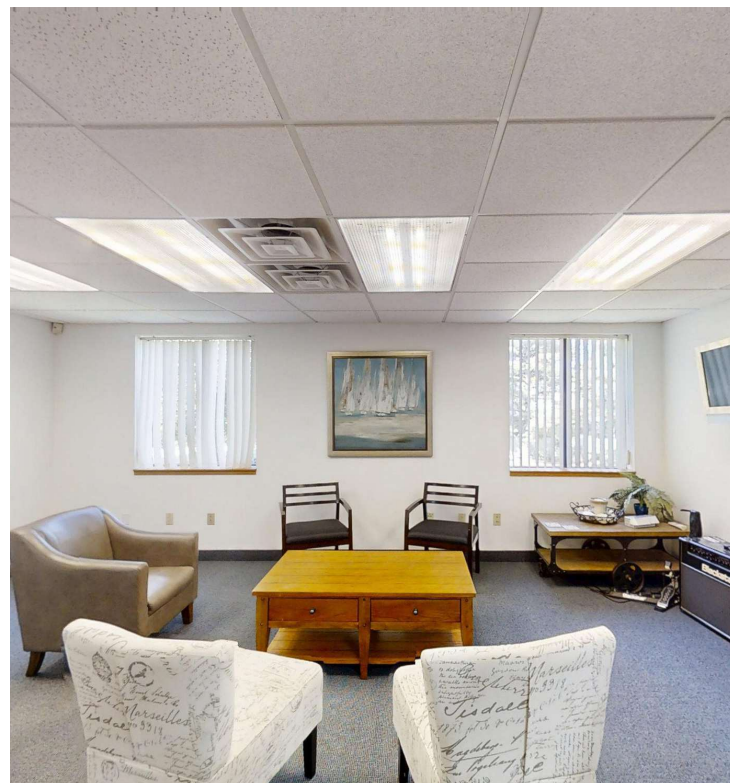
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FIRST FLOOR HIGHLIGHTS:

- 4,081± SF Gross Internal Area
- Ground Level From Building Back & Side With Windows Along Back & Sides
- Lower Level From Main Entrance
- Accessible Via Stairway Or Elevator
- Additional Side Door – Ground Level Exit
- Modern Reception With Checkout Window
- Lobby & Large Waiting Area
- 6 Private Offices All With Windows For Natural Light
- Open Workspace With Potential 7th Office
- IT / Storage Room, IT Closet & Utility Room
- Utility Room With Mop Basin
- Men's Restrooms With 2 Stalls & Urinal
- Women's Restrooms With 3 Stalls
- Employee Restroom
- Potential Separate Unit



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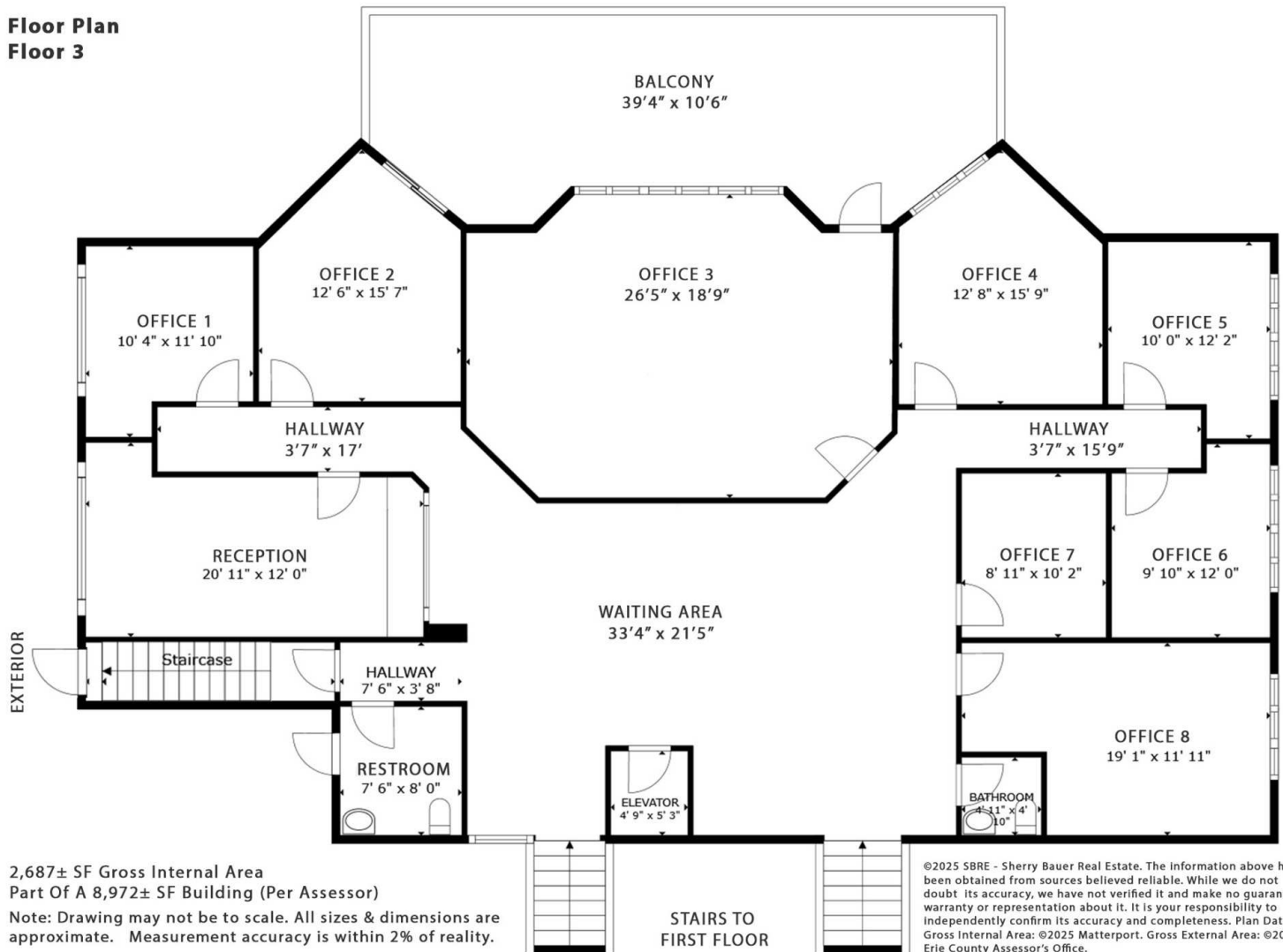
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**Floor Plan
Floor 3**



2,687± SF Gross Internal Area
Part Of A 8,972± SF Building (Per Assessor)

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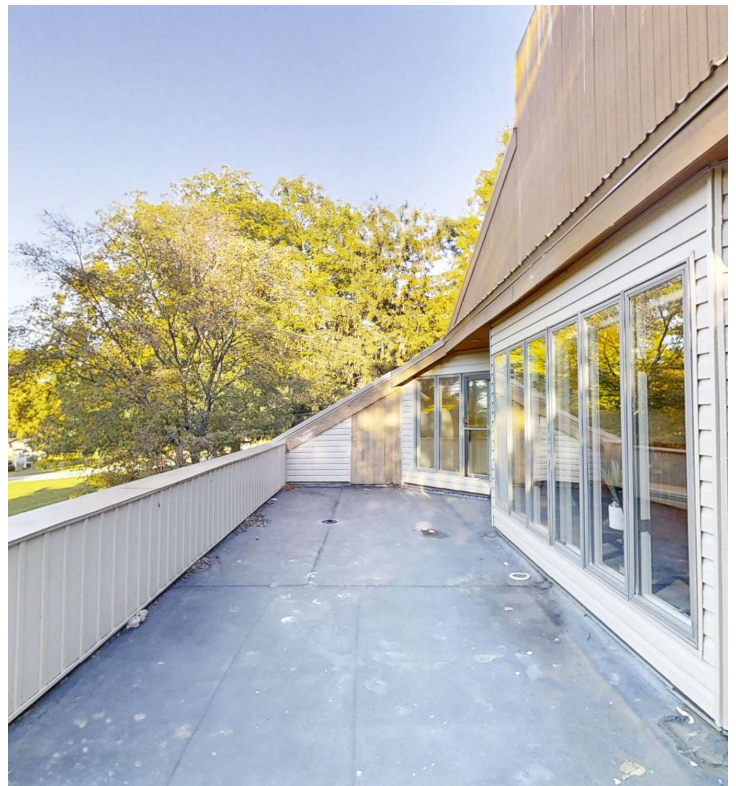
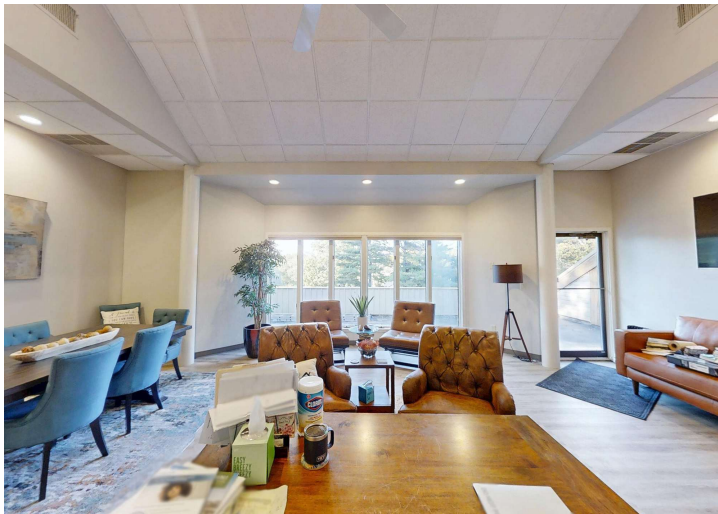
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FLOOR 3 HIGHLIGHTS:

- 2,687± SF Gross Internal Area
- Upper Level From Main Entrance Accessible Via Stairways Or Elevator
- Additional Side Door Offering Ground Level Exit
- Modern Reception & Large Waiting Area
- 8 Private Offices
- 7 Of 8 With Windows For Natural Light
- Large Executive Office With Wall Of Windows
- Two Offices, Including Executive Office, With Balcony Access For Outdoor Enjoyment
- 2 Restrooms Including 1 ADA Restroom
- Potential Separate Unit



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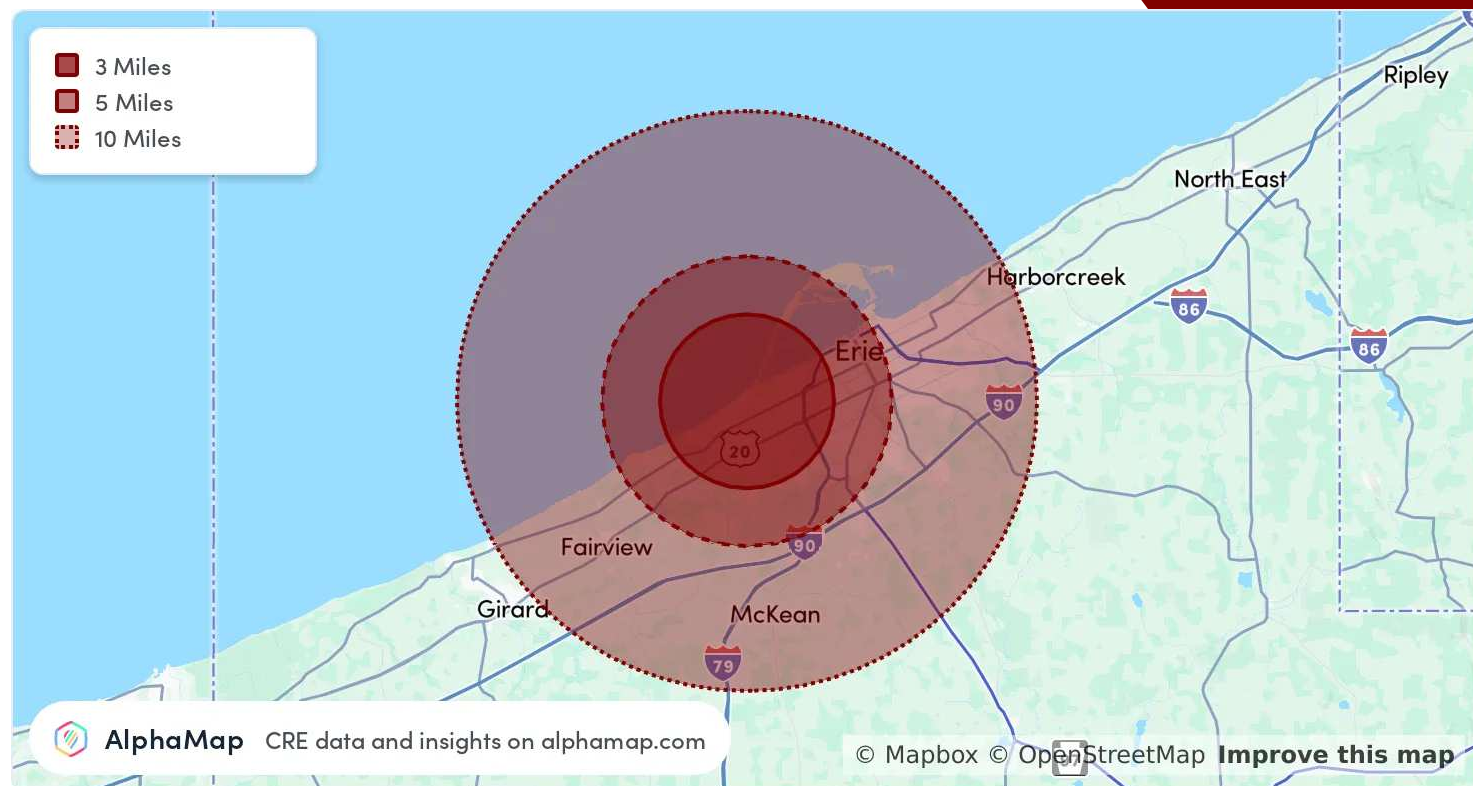
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POPULATION	3 MILES	5 MILES	10 MILES
Total Population	36,874	99,404	189,720
Average Age	44	42	41
Average Age (Male)	42	41	40
Average Age (Female)	45	43	42

HOUSEHOLD & INCOME	3 MILES	5 MILES	10 MILES
Total Households	16,728	43,165	78,386
Persons Per HH	2.2	2.3	2.4
Average HH Income	\$89,102	\$83,533	\$80,742
Average House Value	\$217,380	\$193,991	\$188,227
Per Capita Income	\$40,500	\$36,318	\$33,642

Map and demographics data derived from AlphaMap

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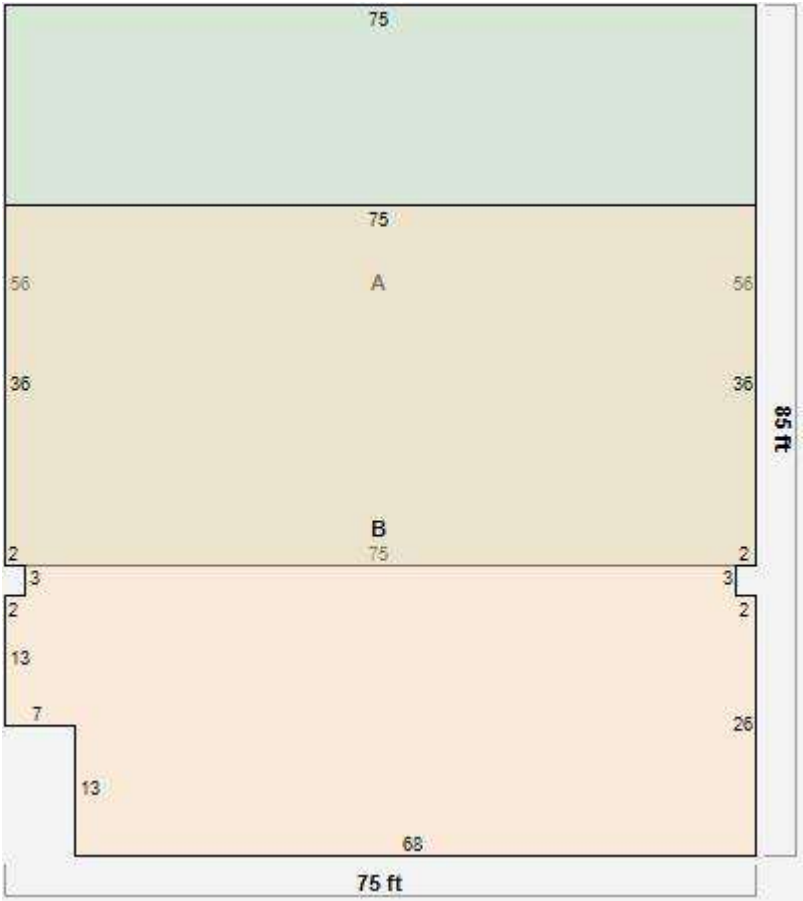
Address: 3250 W LAKE RD		Owner: TRISIP5 CORP	Parcel: 33017019014401
Parcel Profile			
Address		3250 W LAKE RD	
Street Status		PAVED	
School District		MILLCREEK SCHOOL	
Acreage		1.5310	
Classification		C	
Land Use Code		OFFICE BLDGS/LABS/LIBRARIES	
Legal Description		3250 W LAKE RD LOT A 1.531 AC NET	
Square Feet		8972	
Topo		LEVEL	
Utility		ALL PUBLIC	
Zoning		Please contact your municipal zoning officer	
Deed Book		2019	
Deed Page		008426	
2025 Tax Values			
Land Value / Taxable		300,100 / 300,100.00	
Building Value / Taxable		345,600 / 345,600.00	
Total Value / Taxable		645,700 / 645,700.00	
Clean & Green		Inactive	
Homestead Status		Inactive	
Farmstead Status		Inactive	
Lerta Amount		0	
Lerta Expiration Year		0	
Commercial Data			
Card 1		OFFICE BLDG L/R 1-4S	
		Business Living Area - 8972	
		Year Built - 1983	
		Improvement Name -	
		Value - 330740	

Other Buildings & Yards				
Description	Built	Width	Length	Area
PAVING ASPHALT PARKING	1983	0	0	14400
FRAME UTILITY SHED	2011	14	40	560

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
5/10/2019	KONZEL NICHOLAS JR	TRISIP5 CORP	LAND & BUILDING		2019 / 008426	SPECIAL WARRANTY DEED
3/6/2017	KONZEL NICHOLAS JR UX CHRISTINE	KONZEL NICHOLAS JR	LAND & BUILDING		2017 / 004586	QUIT CLAIM DEED
2/25/2002	RENT WAY INC	KONZEL NICHOLAS JR UX CHRISTINE	LAND & BUILDING		856 / 1054	
4/10/1997	CLARK ASSOCIATES	RENT WAY INC	LAND & BUILDING		492 / 716	
8/13/1993					0285 / 1796	
10/26/1982					1474 / 0351	
10/4/1982					1472 / 0040	

Parcel Sketches

Commercial Card 1



A MAIN
B MAIN

4200 square feet
4772 square feet

Parcel Images



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
2025	4268.08	2972.61	10809.79	0	18050.48
2024	4268.08	2714.33	10505.15	0	17487.56
2023	3848.37	2552.90	10299.17	0	16700.44
2022	3848.37	2294.62	9912.59	0	16055.58
2021	3848.37	2294.62	9531.37	0	15674.36
2020	3686.95	2294.62	9362.84	0	15344.41
2019	3686.95	2294.62	9362.84	0	15344.41
2018	3493.24	2294.62	9107.86	0	14895.72
2017	3493.24	2294.62	8929.26	0	14717.12
2016	3331.81	2294.62	8896.97	0	14523.40
2015	3183.30	2294.62	8769.83	0	14247.75
2014	3183.30	2294.62	8572.70	0	14050.62
2013	3183.30	1648.92	8181.02	0	13013.24
2012	3418.25	1672.06	8407.20	0	13497.51
2011	3418.25	1389.56	8407.20	0	13215.01
2010	3418.25	1389.56	8265.95	0	13073.76
2009	3079.25	1389.56	7989.10	0	12457.91
2008	2938.00	1389.56	7989.10	0	12316.66

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.

-
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.