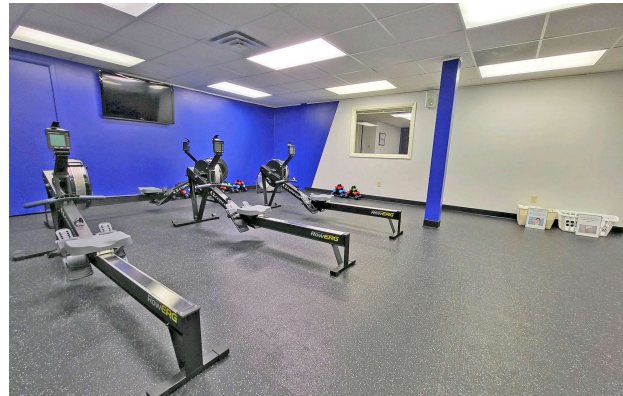
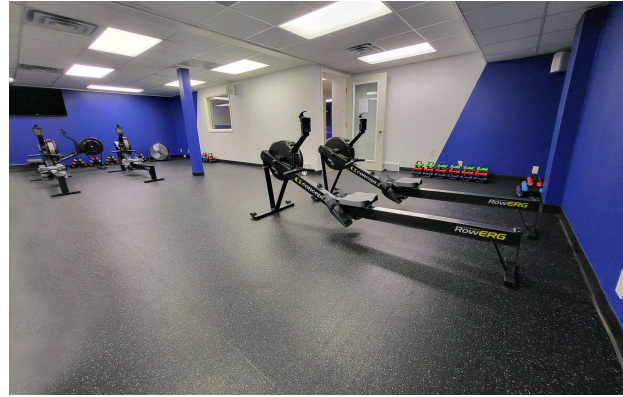
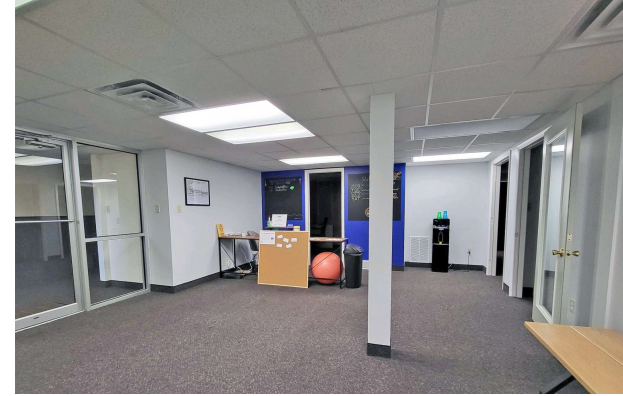


FOR LEASE

2,240± SF MIXED-USE SPACE

Manor Plaza | 2131-B W. 8th Street | Erie, PA 16505



OFFERED AT:
\$5.63/SF/YR
NNN

PROPERTY HIGHLIGHTS

- 2,240± SF Mixed-Use Space For Lease
- Lower Level Space - ADA Accessible With Chair Lift
- Large Open Main Area & 4 Offices/Rooms
- 2 Restrooms - Including Handicap Accessible Restroom
- Excellent Visibility Along A High Traffic Corridor
- Abundant Free Parking In Paved Parking Lot
- Zoned C-1, Local Commercial District
- Join Ashley & Kuzma Physical Therapy, Larry A. Emery Accounting, Nicklas Insurance Agency, Beals-McMahon Painting, Industrial Row, Erie Oriental Medicine, MHE - Materials Handling Enterprises, Your Visual Fantasy Hair Salon, Dynamic Family Chiropractic, Warden Asphalt Company, Syrin Culture Center of Erie & Ideal Home Health Care Agency & Professional Interpreters of Erie
- Tenants Pay Base Rent (\$5.63/SF/YR), Gas, Electric & Pro-Rata Share Of Taxes, Insurance & CAM
- Approximately \$1,302/Month Plus Gas & Electric (Based On 6/1/23-5/31/24)

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FOR MORE INFORMATION PLEASE CONTACT

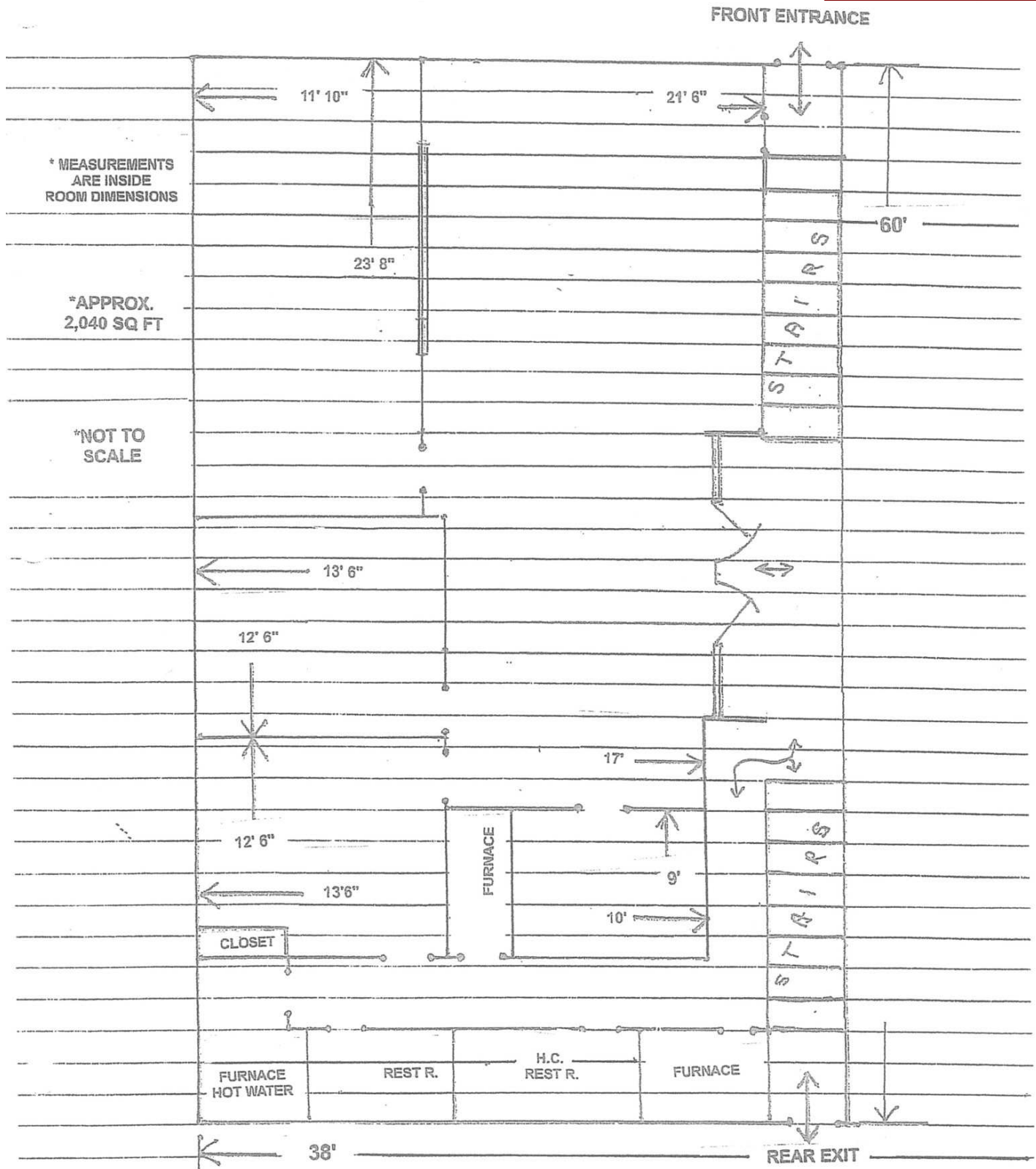
Sherry Bauer
Broker

O. 814.453.2000 x101 \ C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

OFFICE & MIXED-USE SPACE FOR LEASE

For Lease | Manor Plaza | 2131-B W. 8th Street | Erie, PA 16505



FOR MORE INFORMATION PLEASE CONTACT

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Broker

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sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

204.15 C-1 LOCAL COMMERCIAL DISTRICT

PERMITTED USES

Accessory Uses and Structures
Adult Day Care
Appliance Sales & Services (305.44)
Automobile/Camper/RV Sales
Banks and Business Offices
Beverage Distributors
Car Washes
Cleaners
Computer Users Center
Convenience Stores (305.43)
Copy Shops
Corporate Offices (305.31)
Day Care Centers (305.23)
Drive-In Business (305.10, 305.12, 305.13)
Eating and Drinking Establishment
Essential Services
Fitness Center/Gym
Florist
Funeral Homes
Gasoline Service Stations (305.10, 305.12)
Home Child Care
Home Occupation
Ice Cream Shop
Libraries and Museums (305.29)
Licensed Massage Therapy (305.51) 8/09
Limited Retail Business (305.44)
Multiple-Family Dwellings
Off-Street Parking Lots (305.10, 305.11)
Personal Services
Pet Grooming
Private Clubs
Professional Services
Public/Semi-Public Uses (205.12)
Short Term Rental (305.57)
Theaters
Video Rental

SPECIAL EXCEPTIONS

Commercial/Industrial Wind Energy Systems
(305.53)
Small Wind Energy Systems (305.53)
Wireless Communication Facilities (305.45)