

FOR LEASE

936± SF MIXED-USE BUILDING

1918 Buffalo Road | Erie, PA 16510



OFFERED AT:
\$1,200/MONTH
(\$15.38/SF/YR)
+ UTILITIES

PROPERTY HIGHLIGHTS

- 936± SF Mixed-Use, Free-Standing Building For Lease
- 509± SF Front Open Area With Ceramic Tile Flooring (21'8" x 25'3")
- 191± SF Back Room (11'10" x 21'5") With Restroom, Overhead Door & Grade Level Door To Rear Parking Lot
- Abundant Off-Street Parking With Parking For ±3 In Front Of Building & ±12 In Rear Fenced Lot
- Built In 1949 With Gas Forced Air Heat & Central AC
- Zoned Residential Limited Business Offering Many Potential Uses: Retail, Office, Restaurant & More
- Offered At \$1,200/Month (\$15.38/SF/YR) Plus Utilities

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FOR MORE INFORMATION PLEASE CONTACT

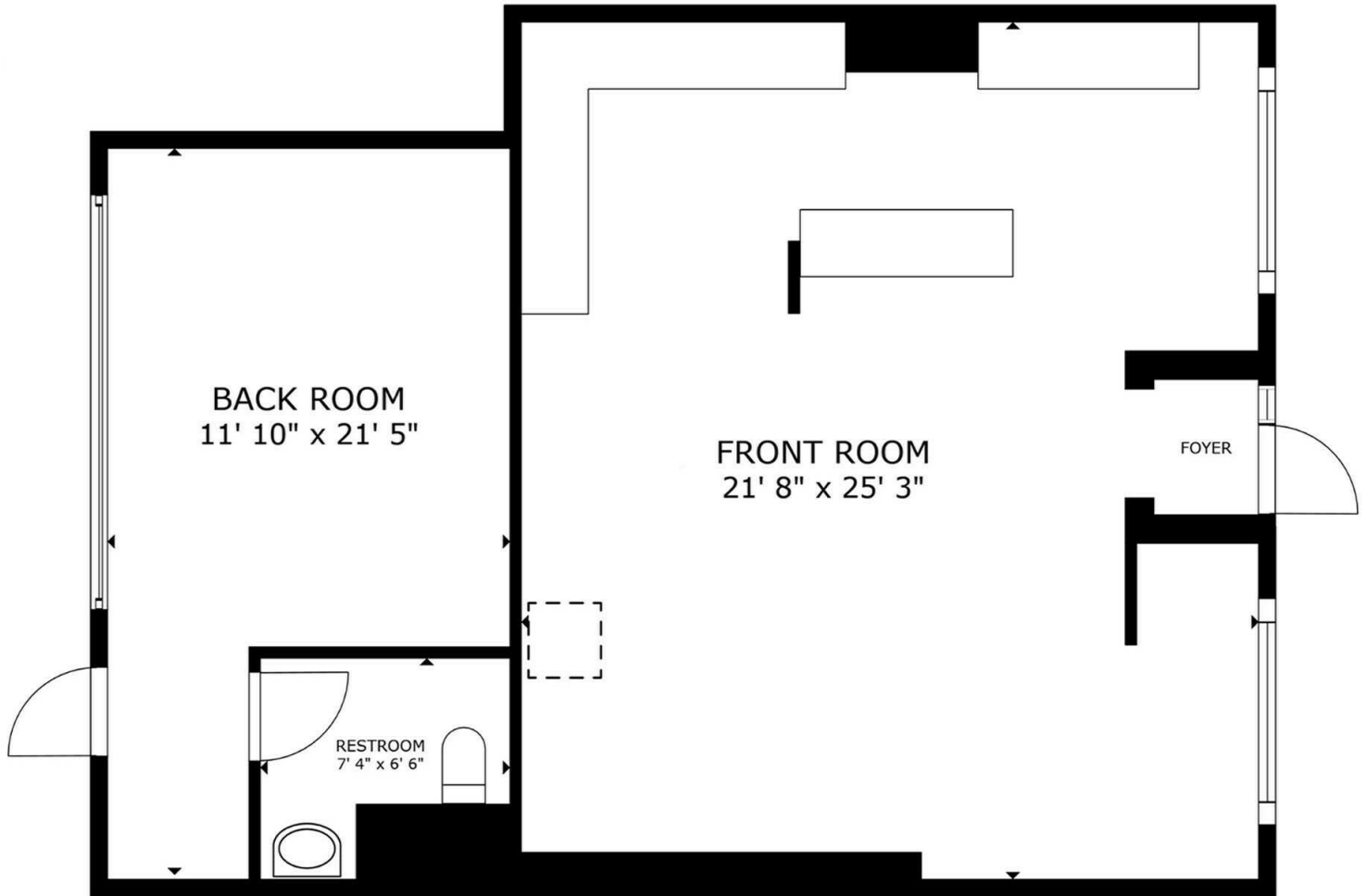
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SBRE

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FLOOR PLAN

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936± SF Gross External Area (Per Erie County Assessor)

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

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204.5. RLB Residential Limited Business District.

(a) Permitted uses.

Accessory dwelling unit (ADU)

Accessory uses and structures

Adult day care

Banks and financial institutions

Bed-and-breakfast (Section 305.14)

Business offices

Car washes

Churches, places of worship (Section 305.12)

Cleaners

Community garage

Computer users center

Convenience stores (Section 305.35)

Corporate office (Section 305.23)

Day-care centers (Section 305.15)

Dormitories

Eating and drinking establishment (Section 305.17)

Essential services
Family child-care home
Fee-simple townhouses
Fitness center/gym
Florist
Fraternity/sorority
Funeral homes
Greenhouses/nurseries (Section 305.27)
Group care facility
Group child-care home
Home occupations
Hospitals
Ice cream shop
Libraries and museums (Section 305.21)
Licensed massage therapy (Section 305.43)
Limited retail business (Section 305.36)
Market garden
Medical and dental clinics (Section 305.24)
Mobile homes park
Multiple-family dwellings
Nursing/convalescent homes
Off-street parking lots (Sections 305.2, 305.3)
One-family dwellings
Personal care boarding homes for adults (Section 305.20)
Personal services
Professional services
Public/semipublic uses
Rooming/boarding homes
Short-term rental (Section 305.49)
Two-family dwellings
Urban garden
Utility substations (Section 305.11)
Video rental

(b) Special exceptions.

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

(c) Conditional uses.

Custodial care facility (Section 305.42)

General correctional facility (Section 305.42)

Limited correctional facility (Section 305.42)

(d) Note: Any combination of the permitted uses may be placed on one lot of record.