

FOR LEASE

# 2,552± SF MIXED-USE SPACE

551 W. 8th Street, 1st Floor | Erie, PA 16502



**OFFERED AT:**  
\$2,800/MONTH  
+ UTILITIES

## PROPERTY HIGHLIGHTS

- 2,552± SF Mixed-Use Space
- Join the Historic Anastasia Mansion - Built Circa 1899
- Original Woodwork & Stained Glass Window
- Comprised of the Entire First Floor
- 4 Interconnecting Rooms, Kitchen & 1 Restroom
- Situated on 0.46± Acres with Landscaped Grounds
- Private, Off-Street Parking for ±33
- 123.75' Frontage Along W. 8th Street
- Public Utilities & Updated 220V Electric Service
- Zoned C-2, General Commercial
- Located Just 2.5 Blocks from Gannon University
- In Proximity to the Downtown Erie Business, Arts & Entertainment Districts
- Offered at \$2,800/Month (\$13.17/SF/YR) + Utilities
- Rent Includes Lawncare, Snow Removal, Taxes & Insurance
- Potential for up to 3,100± SF
- Part of 7,657± SF Building - Also For Sale at \$549,000

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## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**  
Broker

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# SBRE

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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



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## 204.16 C-2 GENERAL COMMERCIAL DISTRICT

### PERMITTED USES

Accessory Uses and Structures  
Animal Care/Pet Grooming (305.37)  
Appliance Sales and Service  
Automobile/Camper/RV Sales  
Automotive Body/Repair Shop  
Banks and Business Offices  
Beverage Distributors  
Business Services  
Car Washes  
Cleaners  
Commercial Recreation  
Computer Users Center  
Convenience Stores (305.43)  
Copy Shops  
Corporate Offices  
Day Care Centers (305.23)  
Drive-In Businesses (305.10, 305.12,  
305.13)  
Eating and Drinking Establishment  
Essential Services  
Fitness Center/Gym  
Flea/Farmers Market  
Florist  
Funeral Homes  
Gasoline Service Stations (305.10, 305.12)  
Home Child Care  
Hotels and Motels  
Home Occupation  
Ice Cream Shop  
Licensed Massage Therapy (305.51) 8/09  
Massage Parlors (305.41)  
Mobile Home and Trailer Sales (305.39)  
Multiple-Family Dwellings  
Off-Street Parking Lots (305.10, 305.11)  
Parking Garages/Ramps  
Personal Self Storage Facilities  
Personal Services  
Private Clubs  
Professional Services

Public/Semi-Public Uses (205.12)  
Radio and Television Broadcasting  
Research Laboratories (305.31)  
Retail Business  
Service Garage (305.10, 305.12)  
Signs/Outdoor Advertising  
Stations and Studios  
Tattoo Parlors  
Theaters  
Used Car Sales Lot  
Video Rental

### SPECIAL EXCEPTIONS

Business Uses Similar to Permitted Uses  
in this District Not Otherwise Specified  
(305.40)  
Commercial/Industrial Wind Energy Systems  
(305.53)  
Small Wind Energy Systems (305.53)  
Wireless Communication Facilities (305.45)

### CONDITIONAL USES

Adult Book Store (305.41)  
Adult Live Entertainment (305.41)  
Adult Mini-Motion Picture Theater (305.41)  
Adult Motion Picture Theater (305.41)