

123 High Street

Waterford, PA 16441



Building Size

Approximately 2,623 SF

Site Size

Parcel 1 - 0.42 Acres

Parcel 2 - 0.20 Acres

Parcel ID

46-010-049.0-001-00

46-010-049.0-002-00

(Erie County)

Real Estate Taxes

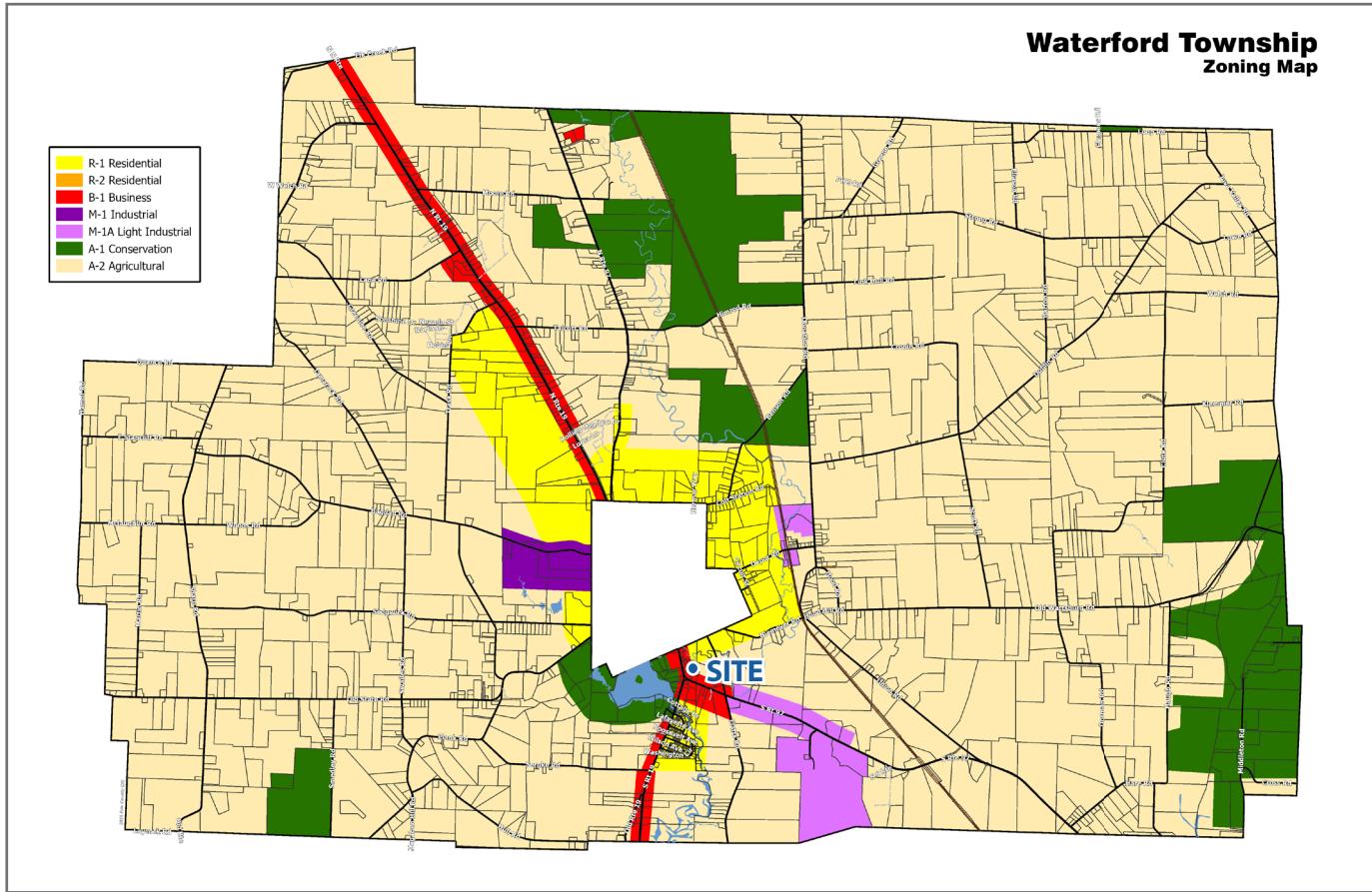
\$6,720.00

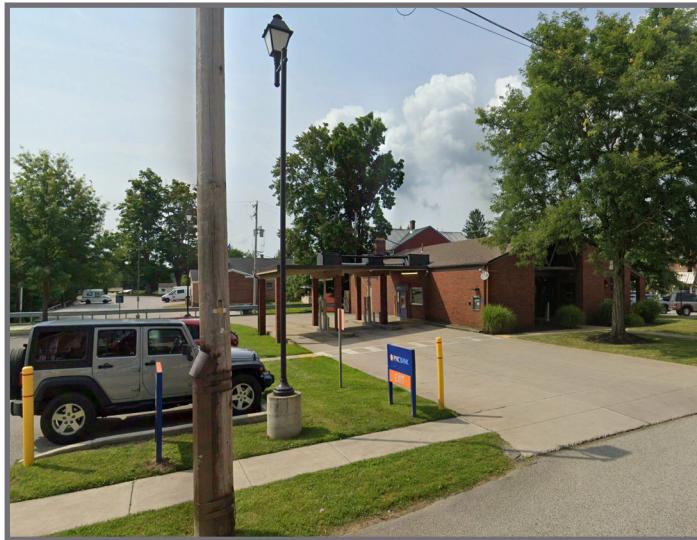
Property Highlights

- Well-maintained building suitable for professional office, medical or boutique retailers
- Prime corner location on High Street with strong visibility in Waterford's downtown business district
- Strategic location approximately 20 minutes from Erie with direct access to Route 19 and convenient connections to I-79
- Former PNC bank on two parcels offering flexibility, excellent recognition, and potential for future expansion
- Ample on-site parking and easy access

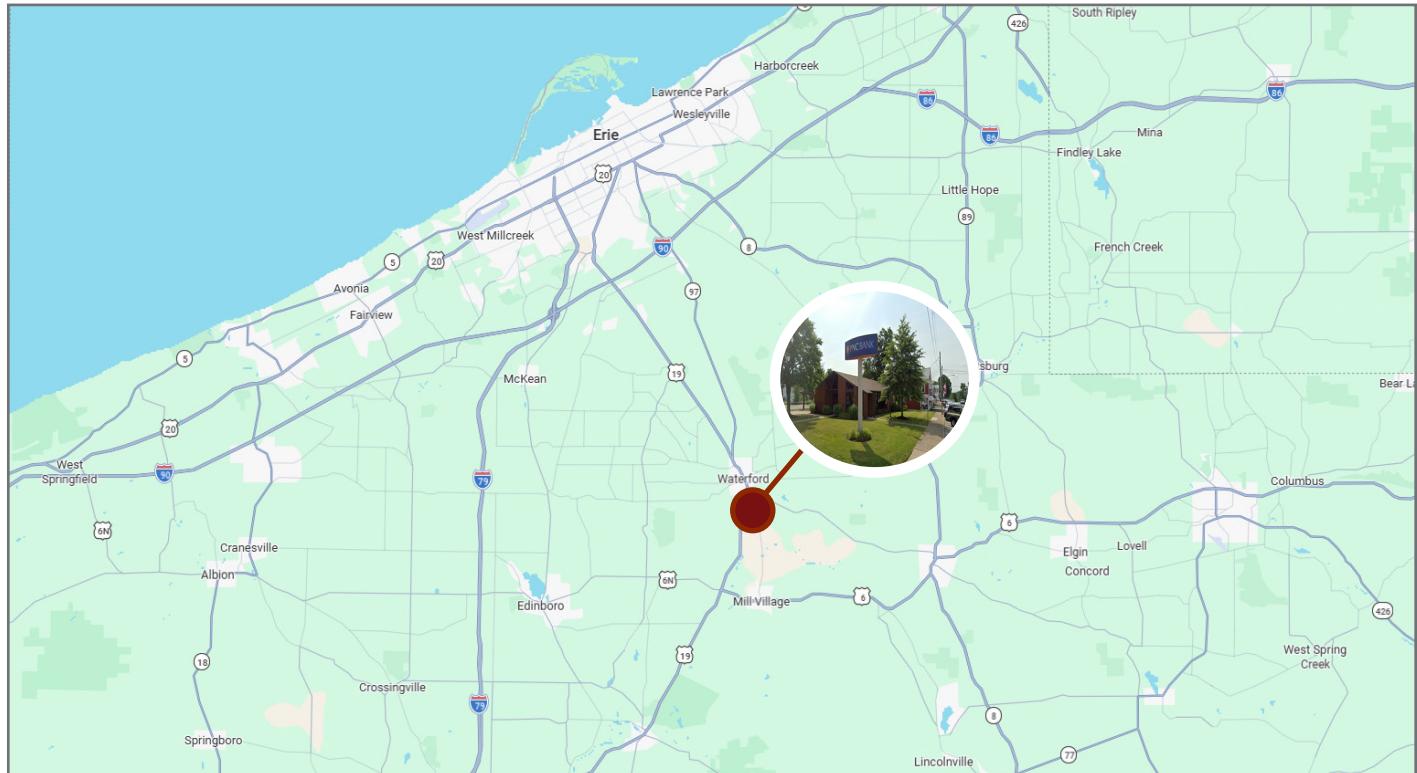
Sale Price

\$300,000.00





AREA AVERAGE DAILY TRAFFIC		
High Street	15,160	
DEMOGRAPHICS		
	3-MILES	5-MILES
Population:	3,959	6,184
Avg. HH Income:	\$83,378	\$88,476
		10-MILES
		37,882
		\$83,181



For more information please contact:

Taylor N. Iaboni

Vice President

Oxford Realty Services, Inc.

412.261.0200, ext 3493

tiaboni@oxfordrealtyservices.com

Joe Tosi, SIOR

Executive Vice President

Oxford Realty Services, Inc.

412.261.0200, ext 3471

jtosi@oxfordrealtyservices.com

OXFORD
REALTY SERVICES, INC.

2865 Railroad Street - Suite 202

Pittsburgh, PA 15222

www.oxfordrealtyservices.com

Although all information furnished regarding property for sale, rental or financing is from sources deemed reliable, such information has not been verified, and no express representation is made nor is any to be implied as to the accuracy thereof, and it is submitted subject to errors, omissions, change of price, rental or other conditions, prior sale, lease or financing, or withdrawal without notice. Rental terms and all dimensions are approximate and specifications are subject to change without notice. Oxford Realty Services, Inc., an independent real estate services company.