

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**

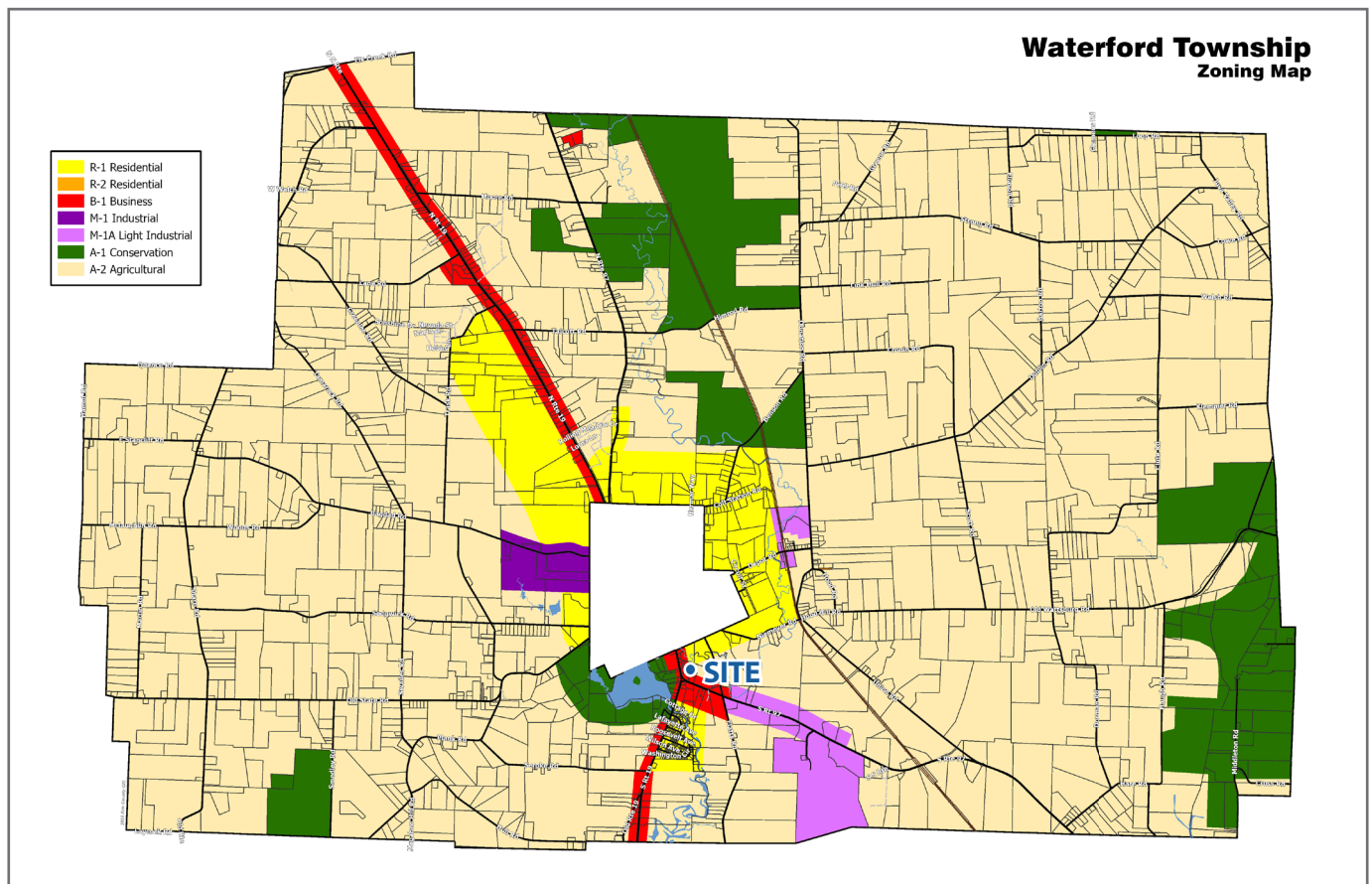
\$6,720.00

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



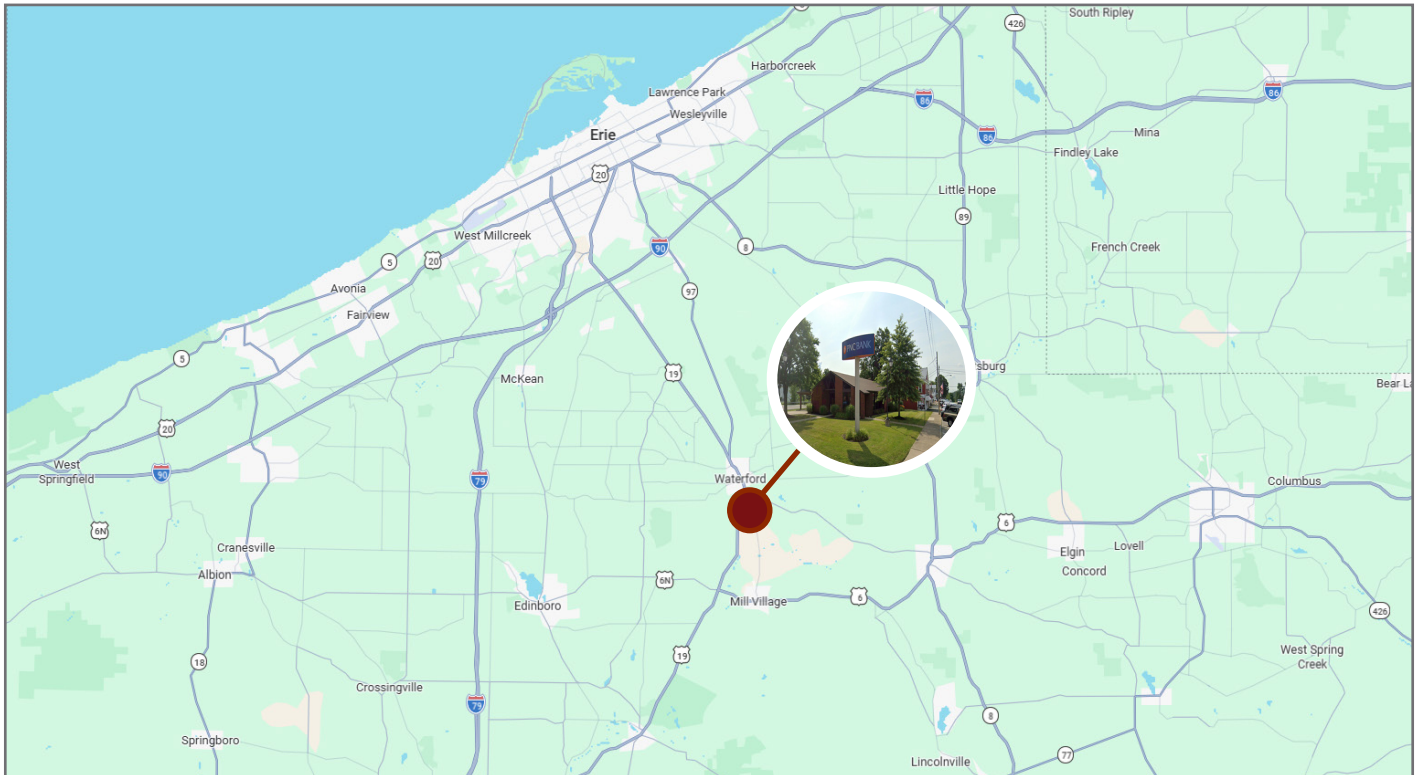


AREA AVERAGE DAILY TRAFFIC

High Street	15,160
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DEMOGRAPHICS

	3-MILES	5-MILES	10-MILES
Population:	3,959	6,184	37,882
Avg. HH Income:	\$83,378	\$88,476	\$83,181



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