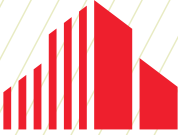


PERMITTED LAKE FRONT COMMERCIAL LAND FOR DEVELOPMENT

40 ACRES OF COMMERCIAL LAND FOR SALE

CONNEAUT LAKE, PA 16316



CUSHMAN & WAKEFIELD

PRICE REDUCED

1.6 M \$500K



SITE BREAKDOWN

- 40 ACRES ideal for RV resort, park models and boutique hotel
- Additional acreage can be utilized for campsites for tenting, and amenities to include amphitheater, pavilions, baseball diamonds, volleyball courts, ice rink, etc.

CONNEAUT LAKE

Conneaut is extremely popular among water sport enthusiasts and recreational boaters due to having zero power restrictions typically put on most man-made reservoirs.

ONCE IN A LIFETIME OPPORTUNITY FOR A HARBOR.

All permits for the harbor expire December 2023, never to be granted again due to environmental regulations.

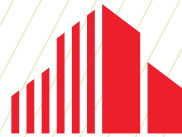
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40 ACRES OF COMMERCIAL LAND FOR SALE

CONNEAUT LAKE, PA 16316



CUSHMAN & WAKEFIELD

OPPORTUNITY HIGHLIGHTS

- Ideal overnight recreation destination
- Direct access to Conneaut Lake, Pennsylvania's largest natural freshwater lake
- Adjacent to Conneaut Lake Amusement Park and Water Park, under new ownership
- Within walking distance to local festivals and events, including car cruises, concerts, recreational boating, and water sports
- 40 acre development with a fully entitled Grand Harbor with direct lake access
- Only 9 miles from I-79 and 35 miles from I-80

MARKET OVERVIEW



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