



13035 STATE HIGHWAY 816
Conneaut Lake | Summit Township

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INTERNATIONAL REALTY



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GREAT OPPORTUNITY FOR DEVELOPMENT

MLS #1412322 | \$4,250,000

Harbor Village is approximately 177-acres that is fully entitled for a harbor based residential and commercial community. The property is undeveloped flat land which occupies a scenic site fronting a navigable tributary to the largest natural lake in Pennsylvania, Lake Conneaut. Conneaut Lake is a popular year-round vacation destination situated in the northwest part of the state, within a two-hour drive of 8 million people housed in and around the major metropolitan cities of Buffalo, Pittsburgh, Erie and Cleveland. Over many years of effort, ownership has been able to secure entitlements for the development that would not be achievable today. Based on the most recent analysis, the site supports 282 two-bedroom condos in a scenic setting surrounding a harbor, one retail pad, and 16 ranchette lots, which could be sold separately. A great advantage of this plan is that it can be executed in phases.

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