



**Real Estate Jake**  
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 Cell: 814-449-7973  
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 Agresti Real Estate



## Agent Full

Listing

### Commercial/Industrial Property



MLS#: **134774** Status: **ACT 11/07/2018** Area: **2** L/Price: **\$15**  
 Address: **2769 W LAKE Road** O/Price: **\$15**  
 USPS City: **Erie** Zip: **16505** Type: **CMLLSE**  
 Municipality: **Millcreek Township**  
 Ap LotSz: **128x214** Acreage: DOM: **154**  
 Co Index: **33-029-057.0-001.00** Zoning: **C-1** Zoning 2:  
 Co Index 2:

#### BUILDING INFORMATION

|             |                      |              |              |             |          |
|-------------|----------------------|--------------|--------------|-------------|----------|
| Total SF:   | <b>2217 / ASSESS</b> | Construc:    | <b>MIXED</b> | Yr Built:   |          |
| Office SF:  | <b>1,800</b>         | Min Rts:     |              | # RestRm:   | <b>2</b> |
| Leased:     | <b>N</b>             | # Park/Surf: | <b>38</b>    | # DockLvls: |          |
| RailSdng:   |                      | # OverhdDr:  |              | Ceil Ht:    |          |
| Spmklr:     |                      | Crane Cap:   |              | Survey:     | <b>N</b> |
| Fencing:    |                      | Pres Use:    |              |             |          |
| Site Study: | <b>N</b>             | WetInd Stdy: | <b>N</b>     |             |          |

#### LEASE INFORMATION

Lease: **\$15/sq. ft., triple net (NNN) lease**

#### UTILITIES

|       |                                                                                                                                                                                                     |              |               |
|-------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|---------------|
| Heat: | <b>GEOTHER</b>                                                                                                                                                                                      | Water:       | <b>PUBLIC</b> |
| Fuel: | <b>GAS</b>                                                                                                                                                                                          | Sewer:       | <b>PUBLIC</b> |
| A/C:  | <b>CENELEC</b>                                                                                                                                                                                      | Amp/Volt/Ph: |               |
| Rmks: | <b>Previously, Arby's restaurant. Located in prime W. 8th Street location across from The Bel-Air hotel, close to Peninsula and West Erie Plaza. Great restaurant or professional office space.</b> |              |               |

Dir: **W. Lake Road (W. 8th Street) east of Peninsula Dr. between Hillborn and Filmore.**

Pvt REALTOR Rmks: **For showings, please call CSS: 814-878-0001.**

#### FINANCIAL INFORMATION

Sellers Disclosure: **N**  
 Deposit: **\$2,500**

County/Yr: **\$2633 / 2018**  
 School/Yr: **\$6864 / 2018**  
 City Twp/Yr: **\$1729 / 2018**  
 Total Taxes: **\$11,226**  
 Transfer Tax: **Split**

#### Assessed Value

Land: **\$123,800**  
 Imprv: **\$17,200**  
 Totl: **\$141,000**

#### LISTING OFFICE INFORMATION

LPID/Office: **[SCHELOSKE106](#) / [AGRE01](#)**  
 Agent # / Broker #: **RS318016 / RB067457**  
 Subag/BuyBr/Trans.Lic: **3% DC/3% DC/3% DC**  
 Net Sales %:  
 Show: **LOCKBOX**  
 Poss: **ATCLOSING**

Office: **Agresti Real Estate**  
 Agent: **Jake Scheloske**  
[jake@tryagresti.com](mailto:jake@tryagresti.com)  
 Agent:  
 PossDate:

Phone: **(814) 459-9400**  
 Phone: **(814) 449-7973**  
 Phone:  
 L/Date: **11/07/2018**  
 X/Date: **05/05/2019**

Jake Scheloske

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