

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **162596** Status: **ACT** Area: **7** L/Price: **\$40,000.00**  
Address: **1957 EDINBORO Road** O/Price: **\$40,000.00**  
City: **Erie** Zip: **16509** Type: **CMLLSE**  
Municipality: **Millcreek Township**  
Ap LotSz: **0x0** Acreage: **1.95**  
Co Index: **33-167-585.0-002.00** Zoning: **C-2** Zoning 2: **R-2**  
Co Index 2:

### BUILDING INFORMATION

Total SF: **5000/ASSESS** Construc: **MASONRY** Yr Built: **1969**  
Office SF: Min Rts: #RestRm:  
Leased: **Y** #Park/Surf:  
RailSdng: #OverhdDr: #DockLvls:  
SprnkIrr: Crane Cap: Ceil Ht:  
Fencing: Pres Use:  
Site Study: **N** WetIrr Stdy: **N** Survey: **Y**  
Audio/Video Rcrd Device on Premise: **No**

Recent: **4/7/22 : NEW**

### LEASE INFORMATION

Lease:

### UTILITIES

Heat: Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: Amp/Volt/Ph:

Rmks: **For lease at \$40,000/year, NNN. Highly visible 1.9 acre parcel on Edinboro Rd across from Millcreek Mall. Approximately 380' frontage. Existing 5,000 SF block structure. Zoned C-2 and R-2. Lease term and other conditions subject to landlord approval. Deposit to be determined. Also offered for sale for \$690,000 at MLS number 162594.**

Recording Device Desc:

Dir: **Located on south side of Edinboro Road between Meridian Drive and Spires Drive, across from Millcreek Mall.**

### FINANCIAL INFORMATION

Deposit: **\$0**

County/Yr: **\$2115 / 2022**  
School/Yr: **\$5237 / 2022**  
City Twp/Yr: **\$1261 / 2022**  
Total Taxes: **\$8,613**  
Transfer Tax: **N/A**

Assessed Value

Land: **\$313,600**  
Imprv: **\$41,200**  
Totl: **\$354,800**  
Sellers Disclosure: **N**

Lisa McLaughlin

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