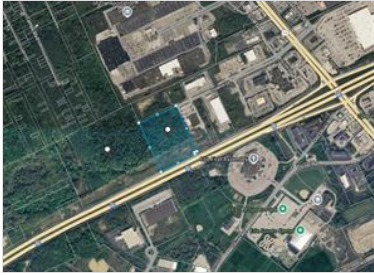


Cross Property Client Full

Vacant Land Property



MLS#: **182308** Status: **ACT** Area: **12** Type: **COMM** L/Price: **\$25,000**
Address: **0 DOWNS Drive** Lot#: O/Price: **\$25,000**
City: **Erie** Zip: **16509** Sub: Zoning: **MU**
Municipality: **Summit Township** Schools: **FTLEBOEUF**
Co Index: **40-001-016.0-088.00**
Co Index 2:
Ap LotSz: **565x740** SqFt: **461736/ASSESS** Acreage: **10.60**

GENERAL INFORMATION

Lot Desc: **REMARKS, TREED** Wooded Acres:
Pres Use: **Vacant Land** Clear Acres:
Best Use: RR Sdng: Mineral Rts:
ExStruct: / Gas/Oil Lse: **NO**
Site Study: **N** Restrct: Survey: **N**
Easemnt: Wetland Study: **N**
Audio/Video Rcrd Device on Premise: **No**

AVAILABLE UTILITIES

Electric: Water: **AVAIL** Septic:
Gas: Sewer: **AVAIL**

FINANCIAL INFORMATION

Deposit: **\$10,000** Assessed Value
County/Yr: **\$3507 / 2025** Land: **\$530,600**
School/Yr: **\$7550 / 2024** Imprv: **\$0**
City Twp/Yr: **\$578 / 2025** Totl: **\$530,600**
Total Taxes: **\$11,635** Sellers Disclosure: **N**
Transfer Tax: **N/A**

Owner Finance

Dwn Pymt:
Terms:

\$SqFt: **\$0.05**
Restrictions:

Lease Terms

Annual:

Rmks: **10.6 acres of vacant land available for land lease at \$25,000 per acre. Excellent I-90 frontage. All utilities available nearby. Owner will consider build-to-suit for qualified tenants. Land can be subdivided into various development parcel sizes. Other businesses surrounding the property include Tractor Supply, the Holiday Inn, Uhaul, Cracker Barrel, Burger King, and Applebee's. 43.5 acre combined parcels available at MLS #182311. 32.9 acre parcel available at MLS #182309.**

Recording Device Desc:

Dir: **From I-90, turn south onto Peach St (Rt 19). Follow to Down Dr and turn west. Follow to end of road. Property is on south side of street.**

Megan Zimmerman

09/03/2025 10:29:11 AM