

10,620± SF 2 BUILDING COMMERCIAL PACKAGE ON 1.95± ACRES

For Sale | 5850 West Road | McKean, PA 16426

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price:	\$995,000
Building Size:	10,620 SF
Lot Size:	1.95 Acres
Price / SF:	\$93.69
Year Built:	1985, 1994
Utilities:	Public
Zoning:	I1 (Industrial District)
Traffic Count:	20,000

PROPERTY HIGHLIGHTS

- 10,620± SF Two Building Commercial Package On 2 Parcels Totaling 1.95± Acres
- Adjacent To I-79 At Exit 174 (McKean)
- BUILDING 1: 6,300± SF Industrial Building Built In 1985
- 4,900± SF Heated Warehouse With 14' – 18' Ceilings, Heated Floors With 4 Heat Zones, 4 Motorized Overhead Doors: (2) 14'W x 15'H & (2) 14'W x 14'H And 100 AMP, 120/240V, 3-Phase Electrical Service
- 1,400± Climate Controlled Office Suite With 5 Private Offices
- BUILDING 2: 4,320± SF Unheated Morton Pole Building Built In 1994 With 15'8" Ceilings, 2 Overhead Doors: 22'W x 14'6"H & 20'W x 15'H And 100 AMP, 120/240V, Single Phase Electrical Service
- Potential For Hi-Rise Occupant Signage Along I-79 On Ramp
- Excellent Visibility With 20,000 Average Daily Traffic Along I-79 (PennDOT 2024 Count Year)
- Centrally Located For Servicing Erie & Crawford Counties & The Tri-State Area
- Public Utilities & Zoned I-1 Industrial District With B-1 Uses
- Many Potential Uses: Warehouse, Light Manufacturing, Auto Sales/Service, Retail, Service Station, Wholesale, Restaurant, Office, Hotel, Church, Indoor Commercial Recreation, Self-Storage Facility & More
- Leased Thru April 30, 2026

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

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EXHIBIT "A"
(Continued)

I-1 Industrial District

The purpose of this district is to provide for and maintain the light manufacturing needs of McKean Township. This district will contain only industrial establishments, heavy commercial activities and facilities for manufacturing, processing, packaging, storage and warehousing which shall conform to the performance standards of this Ordinance (Section 623).

Permitted Uses

1. Light Manufacturing Facility and Related Office (Sections 201 and 606)
2. Warehouse/Storage Building (Section 606)
3. Warehouse/Wholesale Establishment (Section 606)
4. Research and Testing Laboratory (Section 606)
5. Truck Terminal (Section 201)
6. Automobile Sales, Service and/or Repair (Sections 201 and 621)
7. Essential Services (Section 201)
8. Accessory Uses (Section 201)
9. All Permitted Uses in the B-1 District (added May 24, 1985, Ordinance No. 1-85)
10. Auction House (added June 6, 1996, Ordinance No. 1-96)
11. Communications antennas mounted on an existing public utility transmission tower, building or other structure, including existing communications towers and communications equipment buildings as set forth at Section 629 (added April 2, 1998, Ordinance No. 1-98)
12. General Contracting Operations (added December 3, 1998, Ordinance No. 4-98) (Section 201)
13. Semi-Trailer Storage Unit (Sections 201 and 634) (added June 1, 2006, Ordinance No. 3-06)
14. Accessory Solar Energy Systems (ASES) (Section 640) (added April 1, 2021, Ordinance No. 1-21)

Conditional Uses (ARTICLE XI)

1. Mineral Excavation (Section 610)
2. Junkyard (Sections 201 and 613)
3. Agriculture (Sections 201 and 615)
4. Heavy Commercial and Heavy Industrial Uses Not Specifically Provided Elsewhere
5. Sanitary Landfills (Sections 201 and 601)
6. Heliport (added March 2, 1995, Ordinance No. 1-95) (Section 201)
7. Small Wind Energy System (Section 639) (added April 7, 2011, Ordinance No. 1-11)

Special Exceptions (ARTICLE X)

1. Recycling Centers (Section 625 and 201) (added June 27, 1989, Ordinance No. 1-89)
2. Transfer Stations (Section 626 and 201) (added June 27, 1989, Ordinance No. 1-89)
3. Communications towers subject to the regulations governing communications towers and communications equipment buildings as set forth at Section 630 (added April 2, 1998, Ordinance No. 1-98)
4. Adult Entertainment Uses (added February 1, 2001, Ordinance No. 1-01) (Section 201)
5. Wind Energy Conversion System (Section 638) (added April 7, 2011, Ordinance No. 1-11)
6. Commercial Industrial Wind Energy System (Section 639) (added April 7, 2011, Ordinance No. 1-11)
7. Outdoor Commercial Recreation Use (added December 5, 2013, Ordinance No. 5-13)
8. Principal Solar Energy Systems (PSES) (Section 640) (added April 1, 2021, Ordinance No. 1-21)

EXHIBIT "A"
(Continued)

B-1 Highway/Plaza Commercial District

The purpose of this district is to provide for and maintain the highway commercial and plaza commercial needs of McKean Township. This district will contain only commercial establishments and associated public and institutional uses.

Permitted Uses

1. Retail/Wholesale Establishment (Section 606)
2. Eating Establishments (Section 606)
3. Personal Services Establishment (Section 201)
4. Professional Office (Sections 201 and 606)
5. Hotel/motel (Sections 201 and 606)
6. Boarding, Rooming or Tourist Home (Sections 201 and 606)
7. Indoor Commercial Recreation Use (Sections 201 and 606)
8. Public Grounds (Section 201)
9. Church (Sections 201 and 606)
10. Club (Sections 201 and 606)
11. Clinic/hospital (Section 606)
12. Automobile Sales, Service and/or Repair (Sections 201 and 621)
13. Essential Services (Section 201)
14. Accessory Uses (Section 201)
15. Auction House (added June 6, 1996, Ordinance No. 1-96)
16. Child Day Care Center (added July 3, 1997, Ordinance No. 3-97)
17. Funeral Homes (added July 3, 1997, Ordinance No. 3-97)
18. Taverns (added July 3, 1997, Ordinance No. 3-97)
19. Communications antennas mounted on an existing public utility transmission tower, building or other structure, including existing communications towers and communications equipment buildings as set forth at Section 629 (added April 2, 1998, Ordinance No. 1-98)
20. Campground (added July 7, 2005, Ordinance No. 3-05)
21. Semi-Trailer Storage Unit (Sections 201 and 634) (added June 1, 2006, Ordinance No. 3-06)
22. Self-Storage Facility (added April 5, 2007, Ordinance No. 3-07)
23. Accessory Solar Energy Systems (ASES) (Section 640) (added April 1, 2021, Ordinance No. 1-21)

Conditional Uses (ARTICLE XI)

1. Drive-In Theaters (Sections 606 and 616)
2. Mineral Excavations (Section 610)
3. Agriculture (Sections 201 and 615)
4. Family Child Day Care Home (added July 3, 1997, Ordinance No. 3-97)
5. Group Child Day Care Home (added July 3, 1997, Ordinance No. 3-97)
6. Small Wind Energy System (Section 639) (added April 7, 2011, Ordinance No. 1-11)

Special Exceptions (ARTICLE X)

1. Communications towers subject to the regulations governing communications towers and communications equipment buildings as set forth at Section 630 (added April 2, 1998, Ordinance No. 1-98)
2. General Contracting Operations as set forth in Section 631 (added December 3, 1998, Ordinance No. 4-98)
3. Wind Energy Conversion System (Section 638) (added April 7, 2011, Ordinance No. 1-11)
4. Commercial Industrial Wind Energy System (Section 639) (added April 7, 2011, Ordinance No. 1-11)
5. Outdoor Commercial Recreation Use (added December 5, 2013, Ordinance No. 5-13)
6. Specialized Animal Raising and Caring (Section 201) (added December 3, 2015, Ordinance 4-15)
7. Principal Solar Energy Systems (PSES) (Section 640) (added April 1, 2021, Ordinance No. 1-21)

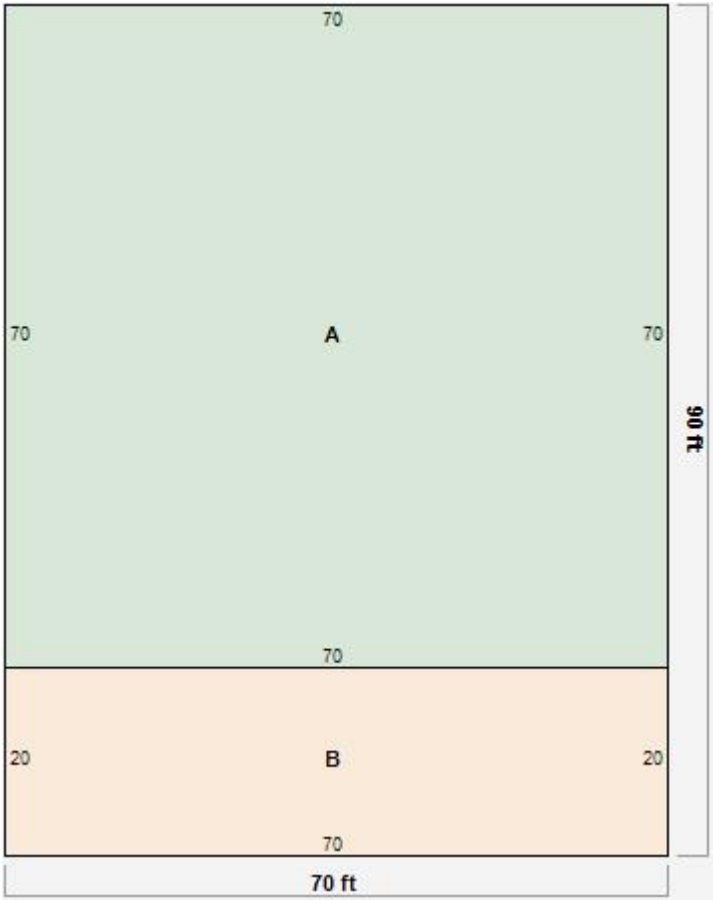
Address: 5848 5850 WEST RD		Owner: HUYA JOSEPH J JR	Parcel: 31010026000700
Parcel Profile			
Address		5848 5850 WEST RD	
Street Status		PAVED	
School District		GENERAL MCLANE SCHOOL	
Acreage		1.7200	
Classification		C	
Land Use Code		GARAGES/SHOP/CAR DEALERS	
Legal Description		5848 - 5850 WEST RD 1.72 AC CAL	
Square Feet		6300	
Topo		LEVEL	
Utility		GAS WELL SEPTIC	
Zoning		Please contact your municipal zoning officer	
Deed Book		1542	
Deed Page		0277	
2026 Tax Values			
Land Value / Taxable		51,600 / 51,600.00	
Building Value / Taxable		150,500 / 150,500.00	
Total Value / Taxable		202,100 / 202,100.00	
Clean & Green		Inactive	
Homestead Status		Inactive	
Farmstead Status		Inactive	
Lerta Amount		0	
Lerta Expiration Year		0	
Commercial Data			
Card 1		OFFICE/WAREHOUSE	
		Business Living Area - 6300	
		Year Built - 1985	
		Improvement Name - JOSEPH HUYA TRUCKING	
		Value - 113430	

Other Buildings & Yards				
Description	Built	Width	Length	Area
FOUR SIDE CLOSED MTL POLE BLDG	1994	48	90	4320
PAVING CONCRETE AVERAGE	1985	0	0	4600

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
7/3/1984		HUYA JOSEPH J JR		0	1542 / 0277	

Parcel Sketches

Commercial Card 1



A	MAIN	4900 square feet
B	MAIN	1400 square feet

Parcel Images



Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2025	1335.88	192.00	3239.66	0	4767.54
2024	1335.88	192.00	3073.94	0	4601.82
2023	1204.52	192.00	2928.43	0	4324.95
2022	1204.52	192.00	2797.06	0	4193.58
2021	1204.52	192.00	2675.80	0	4072.32
2020	1153.99	192.00	2623.26	0	3969.25
2019	1153.99	192.00	2623.26	0	3969.25
2018	1093.36	192.00	2596.99	0	3882.35
2017	1093.36	192.00	2572.73	0	3858.09
2016	1042.84	192.00	2572.73	0	3807.57
2015	996.35	192.00	2538.38	0	3726.73
2014	996.35	192.00	2477.75	0	3666.10
2013	996.35	181.89	2411.05	0	3589.29
2012	1000.07	165.30	2324.12	0	3489.49
2011	1000.07	165.30	2274.53	0	3439.90
2010	1000.07	165.30	2233.20	0	3398.57
2009	900.89	165.30	2191.88	0	3258.07
2008	859.56	165.30	2191.88	0	3216.74
2007	818.24	165.30	2191.88	0	3175.42
2006	818.24	165.30	2153.86	0	3137.40
2005	773.60	148.77	2082.78	0	3005.15
2004	773.60	148.77	2082.78	0	3005.15
2003	760.38	148.77	1934.01	0	2843.16

Delinquent Taxes

No Delinquent Taxes

Address: FRY RD		Owner: HUYA JOSEPH J JR		Parcel: 31010026000900		
Parcel Profile						
Address		0 FRY RD				
Street Status		PAVED				
School District		GENERAL MCLANE SCHOOL				
Acreage		0.2273				
Classification		R				
Land Use Code		RES VACANT				
Legal Description		FRY RD TR 7 90 X 110 IRR				
Topo		BELOW STREET				
Utility		NONE				
Zoning		Please contact your municipal zoning officer				
Deed Book		1452				
Deed Page		0277				
2026 Tax Values						
Land Value / Taxable		700 / 700.00				
Building Value / Taxable		0 / 0.00				
Total Value / Taxable		700 / 700.00				
Clean & Green		Inactive				
Homestead Status		Inactive				
Farmstead Status		Inactive				
Lerta Amount		0				
Lerta Expiration Year		0				
Other Buildings & Yards						
No OBY Data Found						
Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
7/3/1984		HUYA JOSEPH J JR		0	1452 / 0277	

Parcel Sketches

Invalid Parcel Number or No Sketches on File

Parcel Images



Annual Taxes

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Year	County	City/Township	School	Library	Total
2025	4.63	0.67	11.22	0	16.52
2024	4.63	0.67	10.65	0	15.95
2023	4.17	0.67	10.14	0	14.98
2022	4.17	0.67	9.69	0	14.53
2021	4.17	0.67	9.27	0	14.11
2020	4.00	0.67	9.09	0	13.76
2019	4.00	0.67	9.09	0	13.76
2018	3.79	0.67	9.00	0	13.46
2017	3.79	0.67	8.91	0	13.37
2016	3.61	0.67	8.91	0	13.19
2015	3.45	0.67	8.79	0	12.91
2014	3.45	0.67	8.58	0	12.70
2013	3.45	0.63	8.35	0	12.43
2012	3.03	0.50	7.03	0	10.56
2011	3.03	0.50	6.88	0	10.41
2010	3.03	0.50	6.76	0	10.29
2009	2.73	0.50	6.63	0	9.86