

# Cross Property Client Full

## Vacant Land Property



MLS#: **180608** Status: **ACT** Area: **6** Type: **COMM** L/Price: **\$849,000**  
Address: **2381 ZIMMERLY Road** Lot#: O/Price: **\$849,000**  
City: **Erie** Zip: **16506** Sub: Zoning: **MU**  
Municipality: **Millcreek Township** Schools: **MILLCREEK**  
Co Index: **33-141-666.0-002.00**  
Co Index 2:  
Ap LotSz: **506x862xIRR** SqFt: **175547/ASSESS** Acreage: **3.60**

### GENERAL INFORMATION

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

### AVAILABLE UTILITIES

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

### FINANCIAL INFORMATION

Deposit: **\$50,000** Assessed Value  
County/Yr: **\$310 / 2024** Land: **\$46,900**  
School/Yr: **\$763 / 2024** Imprv: **\$0**  
City Twp/Yr: **\$197 / 2024** Totl: **\$46,900**  
Total Taxes: **\$1,270** Sellers Disclosure: **N**  
Transfer Tax: **Split**

#### Owner Finance

#### Lease Terms

Dwn Pymt: \$SqFt: **\$4.84** Annual:  
Terms: Restrictions:

Rmks: **This parcel is truly shovel ready. Water and sewer recently extended to the site, and all other utilities are already installed. The property is 3.6 acres overall with 2.7 acres developable, and can be developed with more than one building; concept drawings are attached. Zoned MU-2. This is a fully-signalized intersection across from the Humane Society on Zimmerly Road just west of I-79. Owners will build-to-suit for a qualified buyer. Also available for lease at MLS #180616.**

#### Recording Device Desc:

Dir: **From I-79, turn west on Interchange Road to Zimmerly Road. Turn north on Zimmerly, take to 2381 Zimmerly Road. Property is on east side of road.**

Megan Zimmerman

09/03/2025 11:44:46 AM