

Cross Property Client Full

Commercial/Industrial Property



MLS#: **177323** Status: **ACT** Area: **4** L/Price: **\$12.00**
Address: **2409 STATE Street Unit#Lower Split Level** O/Price: **\$12.00**
City: **Erie** Zip: **16503** Type: **CMLLSE**
Municipality: **Erie**
Ap LotSz: **176x165** Acreage:
Co Index: **18-050-003.0-116.00** Zoning: **C-2** Zoning 2:
Co Index 2:

BUILDING INFORMATION
Total SF: **3740/PLANS** Construc: **METAL** Yr Built: **1989**
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Office**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **5/31/24 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **This space is already laid out for medical use with hand basins in the exam rooms. Also adaptable to many other uses. Located in the Latouf Law Building at 24th and State. Modern finishes; full elevator service; lots of windows and daylight. Rent includes real estate taxes, common area maintenance and utilities. Large free parking lot.**

Recording Device Desc: **Security Cameras**

Dir: **Take State Street south to 2409 State Street. Building is on southeast corner of the State Street and 24th Street intersection.**

FINANCIAL INFORMATION

Deposit: **\$3,740**

County/Yr: **\$ / 2024**
School/Yr: **\$ / 2024**
City Twp/Yr: **\$ / 2024**
Total Taxes: **\$0**
Transfer Tax: **N/A**

Assessed Value

Land: **\$88,600**
Imprv: **\$483,200**
Totl: **\$571,800**
Sellers Disclosure: **N**

Megan Zimmerman

05/31/2024 12:57:39 PM