

Cross Property Client Full

Commercial/Industrial Property



MLS#: **189363** Status: **ACT** Area: **5** L/Price: **\$3,100,000**
Address: **4500-4 W RIDGE Road** O/Price: **\$3,100,000**
City: **Erie** Zip: **16506** Type: **CMLSLE**
Municipality: **Millcreek Township**
Ap LotSz: **1078x494** Acreage: **14.88**
Co Index: **33-043-229.0-008.00** Zoning: **I-1** Zoning 2:
Co Index 2: **33-043-229.0-008.01**

BUILDING INFORMATION

Total SF: **36847/ASSESS** Construc: **MIXED** Yr Built:
Office SF: Min Rts: #RestRm:
Leased: **Y** #Park/Surf:
RailSdng: #OverhdDr: #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use:
Site Study: **N** Wetlnd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **2/3/26 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

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

Rmks: **For Sale, rare opportunity near Lowe's, Sheetz, Wegmans, and Walmart Supercenter on West Ridge Road. Two properties totaling 14.88 Acres with three existing buildings on the properties. ON the West parcel there is a small storage building and 24,200 sqft facility which is mostly free span. One the East parcel, a 14,136 sqft building. Buildings are currently leased creating immediate income. Plenty of vacant land for expansion of existing buildings or to add additional structures. Great site for redevelopment. Sale subject to Tenant rights. Buyer must be qualified by Seller and sign an NDA before sharing confidential information. Square footage of storage building not calculated in total square footage.**

Recording Device Desc: **Security**

Dir: **Take West Ridge Road west past the Asbury Road Lowe's. Driveway will be on the left before the intersection of West Ridge Rd and Echo Ln.**

FINANCIAL INFORMATION

Deposit: **\$100,000**

County/Yr: **\$6674 / 2025**
School/Yr: **\$16904 / 2025**
City Twp/Yr: **\$4648 / 2025**
Total Taxes: **\$28,226**
Transfer Tax: **Split**

Assessed Value

Land: **\$788,100**
Imprv: **\$221,600**
Totl: **\$1,009,700**
Sellers Disclosure: **N**

Amanda Walter

02/03/2026 2:52:19 PM