

Agent Full

 Listing

Commercial/Industrial Property



MLS#: **174017** Status: **ACT 02/29/2024** Area: **3** L/Price: **\$1,450,000**
 Address: **2415 PITTSBURGH Avenue** O/Price: **\$1,450,000**
 USPS City: **Erie** Zip: **16502** Type: **INDSLE**
 Municipality: **Erie**
 Ap LotSz: **121x157** Acreage: **1.23** DOM: **7**
 Co Index: **[19-062-017.0-200.00](#)** Zoning: **M-1** Zoning 2:
 Co Index 2:

BUILDING INFORMATION

Total SF: **12668/PLANS** Construc: **MASONRY** Yr Built: **1996**
 Office SF: Min Rts: #RestRm:
 Leased: **N** #Park/Surf:
 RailSdng: #OverhdDr: #DockLvtrs:
 Sprnklr: Crane Cap: Ceil Ht:
 Fencing: Pres Use: **Warehouse**
 Site Study: **N** WetInd Stdy: **N** Survey: **Y**
 Audio/Video Rcrd Device on Premise: **No**

Recent: **3/1/24 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: **FRCDAIR** Water: **PUBLIC**
 Fuel: Sewer: **PUBLIC**
 A/C: **CENGAS** Amp/Volt/Ph:
 Rmks: **Excellent visibility and access. Great location for light industrial, warehousing, automotive, contractor and other uses, permitted in the M-1 zoning district. A/C in office area. Warehouse/shop with three overhead doors. Fenced in yard. Property also for lease at \$7.50 SF, NNN see MLS #174022.**

Recording Device Desc:

Dir: **I-79 to 12th St Exit East, left onto Pittsburgh Ave. Property is on west side of the street.**

Prvt REALTOR Rmks:

FINANCIAL INFORMATION

Sellers Disclosure: N	County/Yr: \$4050 / 2024	Assessed Value
Deposit: \$0	School/Yr: \$ / 2024	Land: \$107,200
	City Twp/Yr: \$8038 / 2024	Imprv: \$505,480
	Total Taxes: \$12,088	Totl: \$612,680
	Transfer Tax: Split	

LISTING OFFICE INFORMATION

LPID/Office: TERELLAD106 / PASR01	Office: Passport Realty LLC	Phone: (814) 454-1800
Agent # / Broker #: RS127138A / RB066457	Agent: Daryl Terella	Phone: (814) 454-1800
Subag/BuyBr/Trans.Lic: 2.5%/2.5%/0%	Agent: dterella@1passport.com	
Net Sales %:	PossDate:	Phone:
Show: CAGT, CLO		L/Date: 02/29/2024
Poss: ATCLOSING		X/Date: 03/01/2025

Allison Bechtol

03/07/2024 8:53:57 AM