

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **164212** Status: **ACT** Area: **6** L/Price: **\$13.00**  
Address: **3910 CAUGHEY Road Unit#215** O/Price: **\$13.00**  
City: **Erie** Zip: **16506** Type: **CMLLSE**  
Municipality: **Millcreek Township**  
Ap LotSz: **107x319** Acreage: **0.92**  
Co Index: **33-083-398.0-001.00** Zoning: **MU** Zoning 2:  
Co Index 2:

### BUILDING INFORMATION

Total SF: **1422/PLANS** Construc: **MASONRY, STEEL** Yr Built: **1979**  
Office SF: **1,422** Min Rts: **#RestRm: 4**  
Leased: **N** #Park/Surf:  
RailSdng: #OverhdDr: #DockLvls:  
Sprnklr: Crane Cap: Ceil Ht:  
Fencing: Pres Use: **Office Building**  
Site Study: **N** Wetlnd Stdy: **N** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

### LEASE INFORMATION

Lease:

### UTILITIES

Heat: **FRCDAIR** Water: **PUBLIC**  
Fuel: **GAS** Sewer: **PUBLIC**  
A/C: **CENELEC** Amp/Volt/Ph:  
Rmks: **Suite 215, located at the Forest Hill Commons building, has 1,422 rentable square feet. Pricing includes Operating Expenses (common area maintenance, real estate taxes, utilities, insurance and elevator service). Total monthly rent is \$1,541. Zoning is MU-1 Neighborhood Mixed Use.**

Recording Device Desc: **Security**

Dir: **Turn south on Caughey Rd from West 38th St and follow to 3910 Caughey Rd. Property is on the west side of the street, just before Sterrettania Rd.**

### FINANCIAL INFORMATION

Deposit: **\$1,000**

County/Yr: **\$7438 / 2022**  
School/Yr: **\$19160 / 2022**  
City Twp/Yr: **\$4435 / 2022**  
Total Taxes: **\$31,033**  
Transfer Tax: **N/A**

Assessed Value

Land: **\$159,800**  
Imprv: **\$1,088,265**  
Totl: **\$1,248,065**  
Sellers Disclosure: **N**

Megan Zimmerman

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