

Cross Property Client Full

Investment Property



MLS#: **181155** Status: **ACT** Area: **1** L/Price: **\$599,000.00**
Address: **4026 PINE Avenue** O/Price: **\$725,000.00**
City: **Erie** Zip: **10604** Unit Tot: **4** Type: **STRFRNT**
Municipality: **Erie**
Ap LotSz: **253x157** Acreage: **1.12** DOM: **211**
Co Index: **10-053-082.0-100.00** Zoning: **C-1** Zoning 2:
Co Index 2:

GENERAL INFORMATION

Total SF: **9020/MEASURE** Style: **2 Story** Yr Built: **1941**
Office SF: **6,882** Roof: **REMARKS** #Pkg/Surf:
Occupancy: Construc: **MIXED** #Elevators:
Garage: **0** Off Str Prk:
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **8/1/25 : CHG : \$650,000->\$599,000**

1-4 UNITS

Rmks: **Well located 2-story building with up to four separate units. Approximately 6,882 SF on first floor of which 1,500 SF is currently occupied. Second floor (approx. 2,138 SF) is also tenant occupied. This is a mixed-use property with many different options. Zoned for: auto sales, convenience store, office, daycare, multi-family dwellings, drive-in business, etc. Residential unit is leased. All first floor units available or owner occupant.**

Recording Device Desc: **Cameras; security system**

Dir: **Off I-90, Take exit 29 for PA-8 toward Hammett/Parade St, Turn left onto State Hwy 8 N, Property is 2.3 Miles North**

UTILITIES

Heat: **REMARKS** Water: **PUBLIC** A/C: **CENELEC**
Fuel: **GAS** Sewer: **PUBLIC** H/Wtr:

ANNUAL INCOME

Gross Rental: **\$0** Operating Data: **Projected** Total Expense: **\$0**
Other Income: **\$0** Total GOI: **\$0** Net Op Income: **\$0**

ANNUAL EXPENSES

Electric: RE Tax/Yr: **\$2,024** Acct/Legal:
Gas: Insurance: Adv/Permits:
Wtr/Swr: Management: Supplies:
Rep/Maint: Lease Comm: Misc/Other:

FINANCIAL INFORMATION

Deposit: **\$10,000** County/Yr: **\$2133 / 2024** Assessed Value
School/Yr: **\$6392 / 2024** Land: **\$146,900**
City Twp/Yr: **\$4234 / 2024** Imprv: **\$322,700**
Total Taxes: **\$12,759** Totl: **\$469,600**
Transfer Tax: **Split** Sellers Disclosure: **N**

Megan Zimmerman

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