

# Cross Property Client Full

## Vacant Land Property



MLS#: **162685** Status: **ACT** Area: **7** Type: **COMM** L/Price: **\$300,000**  
Address: **2103 EDINBORO Road** Lot#: O/Price: **\$300,000**  
City: **Erie** Zip: **16509** Sub: Zoning: **C-2**  
Municipality: **Millcreek Township** Schools: **MILLCREEK**  
Co Index: **[33-167-584.0-014.00](#)**  
Co Index 2: **[33-187-584.0-012.00](#)**  
Ap LotSz: **0x0** SqFt: **740520/PLANS** Acreage: **17.00**

### GENERAL INFORMATION

Lot Desc: **REMARKS** Wooded Acres:  
Pres Use: **Land** Clear Acres:  
Best Use: **Commercial** RR Sdng: Mineral Rts:  
ExStruct: **/** Gas/Oil Lse: **NO**  
Site Study: **N** Restrct: Survey: **N**  
Easemnt: Wetland Study: **N**  
Audio/Video Rcrd Device on Premise: **No**

Recent: **4/8/22 : NEW**

### AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:  
Gas: Sewer: **PUBLIC**

### FINANCIAL INFORMATION

Deposit: **\$250,000** Assessed Value  
County/Yr: **\$ / 2022** Land: **\$0**  
School/Yr: **\$ / 2022** Imprv: **\$0**  
City Twp/Yr: **\$ / 2022** Totl: **\$0**  
Total Taxes: **\$0** Sellers Disclosure: **N**  
Transfer Tax: **Split**

### Owner Finance

Dwn Pymt:  
Terms:

\$SqFt: **\$0.41**  
Restrictions:

### Lease Terms

Annual:

Rmks: **17± acre development site offered for sale at \$300,000/acre. Listing includes assemblage of six parcels. One acre outparcels may be available for sale at \$500,000/acre. Owner may consider further subdividing 17± acre parcel, pricing to be determined. Property is partially cleared, the balance is wooded. Also being offered for ground lease at \$30,600/acre/year, NNN (subject to Owner approval of subdivision and use) at MLS nos. 162686 & 162590. Zoned C-2.**

Recording Device Desc:

Dir: **Located on Edinboro Rd just east of Interchange Rd, across from Millcreek Marketplace.**

Lisa McLaughlin

04/08/2022 9:56:02 AM

# Commercial/Industrial Property



MLS#: **162592** Status: **ACT** Area: **7** L/Price: **\$300,000**  
Address: **2103 EDINBORO Road** O/Price: **\$300,000**  
City: **Erie** Zip: **16509** Type: **CMLSLE**  
Municipality: **Millcreek Township**  
Ap LotSz: **0x0** Acreage: **17.00**  
Co Index: **33-167-584.0-014.00** Zoning: **C-2** Zoning 2:  
Co Index 2: **33-187-584.0-012.00**

## BUILDING INFORMATION

Total SF:	<b>740520/PLANS</b>	Construc:	<b>REMARKS</b>	Yr Built:	
Office SF:		Min Rts:		# RestRm:	
Leased:	<b>N</b>	# Park/Surf:		# DockLvLrs:	
RailSdng:		# OverhdDr:		Ceil Ht:	
Sprnklr:		Crane Cap:		Survey:	<b>N</b>
Fencing:		Pres Use:	<b>Vacant Land</b>		
Site Study:	<b>N</b>	WetInd Stdy:	<b>N</b>		
Audio/Video Rcrd Device on Premise:	<b>No</b>				

Recent: **4/7/22 : NEW**

## LEASE INFORMATION

Lease:

## UTILITIES

Heat:	Water:	<b>PUBLIC</b>
Fuel:	Sewer:	<b>PUBLIC</b>
A/C:	Amp/Volt/Ph:	

Rmks: **17± acre development site offered for sale at \$300,000/acre. Listing includes assemblage of six parcels. One acre outparcels may be available for sale at \$500,000/acre. Owner may consider further subdividing 17± acre parcel, pricing to be determined. Also being offered for ground lease at \$30,600/acre/year, NNN (subject to Owner approval of subdivision and use) at MLS number 162590. Located across from Millcreek Marketplace. Zoned C-2.**

Recording Device Desc:

Dir: **Located on Edinboro Road just east of Interchange Rd, across from Millcreek Marketplace.**

## FINANCIAL INFORMATION

Deposit:	<b>\$250,000</b>	County/Yr:	<b>\$ / 2022</b>	Assessed Value	
		School/Yr:	<b>\$ / 2022</b>	Land:	<b>\$0</b>
		City Twp/Yr:	<b>\$ / 2022</b>	Imprv:	<b>\$0</b>
		Total Taxes:	<b>\$0</b>	Totl:	<b>\$0</b>
		Transfer Tax:	<b>Split</b>	Sellers Disclosure:	<b>N</b>

Lisa McLaughlin

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