

Cross Property Client Full

Commercial/Industrial Property



MLS#: **187956** Status: **ACT** Area: **5** L/Price: **\$8.65**
Address: **3406 W LAKE Road** O/Price: **\$8.65**
City: **Erie** Zip: **16505** Type: **CMLLSE**
Municipality: **Millcreek Township**
Ap LotSz: **50x135** Acreage: **0.16**
Co Index: **33-006-026.0-015.00** Zoning: **MU** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **2472/ASSESS** Construc: **FRAME, VINYL** Yr Built: **1945/ESTIMATE**
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvtrs:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Vacant**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **9/15/25 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **Good location for office or retail space available for lease on W Lake Rd. Off street parking available adjacent to Forest Park Honda. Located within a few minutes' drive of Waldemeer and Water World, Presque Isle State Park, the Erie International Airport and numerous local restaurants. The building features a loading dock in the back.**

Recording Device Desc: **Security**

Dir: **Take RTE 5 west towards Marshall Drive, located near the intersection of W Lake Rd and Marshall Dr.**

FINANCIAL INFORMATION

Deposit: \$1,780	County/Yr: \$572 / 2025	Assessed Value
	School/Yr: \$1450 / 2025	Land: \$30,400
	City Twp/Yr: \$399 / 2025	Imprv: \$56,200
	Total Taxes: \$2,421	Totl: \$86,600
	Transfer Tax: N/A	Sellers Disclosure: N

Amanda Walter

09/15/2025 3:38:27 PM

Search Criteria

Status is one of 'Active', 'Pending Still Showing', 'Contingent on Sale'
List Office MUI is 1787389
Co List Office MUI is 1787389
Selected 1 of 67 results.