



New Listing

MLS#: **B1666927** **Commercial/Industrial**
491 Erie St
 County: **Erie** Zip: **14086**
 Town/City: **Lancaster** Pstl City: **Lancaster**
 Area #: **Lancaster-145289**

Subdivision:
 TxMap#: **145289-105-000-0005-045-211**
 Addl TxMap#:
 City Nghbrhd:
 School Dist: **Lancaster**
 High School:
 Middle School:
 Elem School:

List Price: **\$2,100,000**
 Acres: **3.09**
 Cross St: **Pavement**

Lot Front: **300**
 Lot Depth: **450**
 Lot Shape: **Rectangular**
 Lot #: **45**

Gr SqFt: **32,874**
 Trans Type: **Sell**
 Year Built: **2001**
 Yr Blt Desc: **Existing**
 # Photo: **31**

General Information

Category: **Industrial-Light Building Only Warehouse**
 Sale Incl: **Warehouse**
 Type Bldg:
 Bus Name:
 Bus Type:
 Elec Svc: **Other - See Remarks**
 Prop Use: **Conforming Industrial**
 Location:
 Floor: **Concrete**
 Parking: **20/Common, On Site, Surfaced**
 Zoning: **Industrial**
 Water Related Features:

Tot Units:
 # Stories: **1.0**
 # Bldgs: **5**
 Franchise: **No**
 Avail Prkg: **20**
 Mx Ceil Hgt:
 Mx OH Dr:
 On Wtrfrt: **No**
 Name:
 Basement: **None**
 Loading: **Dock**

Office SqFt:
 Manuf SqFt:
 Res SqFt:
 Retail SqFt:
 Leased SqFt:
 Wrhse SqFt:
 Vacant SqFt:

Public Remarks: **Hard to find flex space investment property on 3 acres in a highly desirable area! Built in 2001. 5 buildings totaling approximately 31,500 sq ft. 18 total tenants... 16 suites, 1 tenant rents two storage containers, and 1 tenant rents outdoor space. Very long term and stable tenancies and zero vacancies. Currently being offered at a 7% CAP rate with monthly rents totaling \$16,662, rents could be much higher. Several units have offices and bathrooms. All units have suspended ceiling mounted unit heaters. The blacktop parking area was partially redone in 2025.**

Unbranded VT:
 Aerial Drone Video:
 Virtual Tour 3D:

Directions:

Lease Information

#	Avail SF	\$/SqFt	Lease Desc	Lse Trm Remn	SqFt Desc	Mnth Rent
1				Multiple		

Tenant Pays: **Electric, Heat, Insurance, Rent, Security, Utilities**

Utilities Information

HVAC Type: **Individual**
 HVAC Fuel: **Gas**
 Electric: **Connected**
 Energy Eqpt: **None**
 Type of Well:
 Grn Bld Vr Type:
 Grn Indoor Air Q:
 Grn Water Cnsrv:

Sewer/Water: **Septic System**
 Boiler Type:
 Insulation: **Other, Unknown**
 Septic Location:
 Well Location:

Additional Information

Living Qrters: **No**
 Available Docs: **Aerials, Lease/Sublease, Site Plan**
 Bldg Misc: **Restroom - Office, Restroom - Shop**
 Public Trans:
 Total # Residential Units:
 Studio: Docks: **1** Yrs Estb:
 1 Bed: Rooms:
 2 Bed: Trk Bays:
 3 Bed: Employees: **0**

Constr Mtrls: **Metal**
 Roof: **Metal**
 Accessibility:
 Seller Desires:

Financial Information

Possible Fin: **Commercial Loan, Conventional**
 1st Mtg Bal: **\$0**
 2nd Mrt Bal: **\$0**
 Assess Val: **\$1,875,000**
 Gross Annl Inc:
 Annl Op Exp:
 Inc/Exp Info: **Provided By Owner**
 Op Exp Incl: **Insurance, Repairs/Maintenance, Supplies, Water**
 Closed Date:

Type of Sale: **Normal**
 Equity: **\$2,100,000**
 Tax Info:
 Annl Spc Assess: **\$0**
 Net Op Income:

Town/Cnty Tax: **\$14,450**
 City/Vil Tax: **\$0**
 School Tax: **\$17,570**
 Total Taxes: **\$32,020**

Sale Price:
 DOM: **3**

Shannon L McNichol
 NY Licensed R.E. Broker

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