

Cross Property Client Full

Commercial/Industrial Property



MLS#: **162594** Status: **ACT** Area: **7** L/Price: **\$690,000**
Address: **1957 EDINBORO Road** O/Price: **\$690,000**
City: **Erie** Zip: **16509** Type: **CMLSLE**
Municipality: **Millcreek Township**
Ap LotSz: **0x0** Acreage: **1.95**
Co Index: **[33-167-585.0-002.00](#)** Zoning: **C-2** Zoning 2: **R-2**
Co Index 2:

BUILDING INFORMATION

Total SF: **5000/ASSESS** Construc: **MASONRY** Yr Built: **1969**
Office SF: Min Rts: #RestRm:
Leased: **Y** #Park/Surf:
RailSdng: #OverhdDr: #DockLvrs:
SprnkIrr: Crane Cap: Ceil Ht:
Fencing: Pres Use:
Site Study: **N** WetIrr Stdy: **N** Survey: **Y**
Audio/Video Rcrd Device on Premise: **No**

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

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **Highly visible 1.9 acre parcel on Edinboro Rd across from Millcreek Mall. Approximately 380' frontage. Existing 5,000 SF block structure. Zoned C-2 and R-2. Also offered for lease for \$40,000/year, NNN, at MLS number 162596.**

Recording Device Desc:

Dir: **Located on south side of Edinboro Rd between Meridian Drive and Spires Drive, across from Millcreek Mall.**

FINANCIAL INFORMATION

		Assessed Value
Deposit:	\$15,000	
County/Yr:	\$2115 / 2022	Land: \$313,600
School/Yr:	\$5237 / 2022	Imprv: \$41,200
City Twp/Yr:	\$1261 / 2022	Totl: \$354,800
Total Taxes:	\$8,613	Sellers Disclosure: N
Transfer Tax:	Split	

Lisa McLaughlin

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