

Cross Property Client Full

Vacant Land Property



MLS#: **162686** Status: **ACT** Area: **7** Type: **COMM** L/Price: **\$30,600**
Address: **2103 EDINBORO Road** Lot#: O/Price: **\$30,600**
City: **Erie** Zip: **16509** Sub: Zoning: **C-2**
Municipality: **Millcreek Township** Schools: **MILLCREEK**
Co Index: **[33-167-584-0-014.00](tel:33-167-584-0-014-00)**
Co Index 2: **[33-187-584-0-012.00](tel: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: **\$0** 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: **N/A**

Owner Finance

Dwn Pymt:
Terms:

\$SqFt: **\$0.04**
Restrictions:

Lease Terms

Annual:

Rmks: **17± acre development site offered for ground lease at \$30,600/acre/yr, NNN. Listing includes assemblage of six parcels. One acre outparcels may be available for lease at \$75,000/yr, NNN, subject to owner approval of subdivision & use. Owner may consider further subdividing 17± acres parcel w/ pricing TBD. Property is partially cleared, balance is wooded. Also being offered for sale at \$300,000/acre (for the 17 acre parcel) at MLS nos. 162592 and 162685. Zoned C-2. Deposit to be determined.**

Recording Device Desc:

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

Lisa McLaughlin

04/08/2022 9:57:11 AM

Commercial/Industrial Property



MLS#: **162590** Status: **ACT** Area: **7** L/Price: **\$30,600.00**
 Address: **2103 EDINBORO Road** O/Price: **\$30,600.00**
 City: **Erie** Zip: **16509** Type: **CMLLSE**
 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:	740520/PLANS	Construc:	REMARKS	Yr Built:
Office SF:		Min Rts:		#RestRm:
Leased:	N	#Park/Surf:		
RailSdng:		#OverhdDr:		#DockLvLrs:
Sprnklr:		Crane Cap:		Ceil Ht:
Fencing:		Pres Use:	Vacant Land	Survey: N
Site Study:	N	Wetlnd Stdy:	N	
Audio/Video Rcrd Device on Premise:	No			

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

LEASE INFORMATION

Lease: **Ground Lease**

UTILITIES

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

Rmks: **17± acre development site offered for ground lease at \$30,600/acre/year, NNN. Listing includes assemblage of six parcels. One acre outparcels may be available for lease at \$75,000/year, NNN, subject to Owner approval of subdivision and use. Owner may consider further subdividing 17± acres parcel with pricing to be determined. Also being offered for sale at \$300,000/acre (for the 17 acre parcel) at MLS number 162592. Located across from Millcreek Marketplace. Zoned C-2. Deposit to be determined.**

Recording Device Desc:

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

FINANCIAL INFORMATION

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

Lisa McLaughlin

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