

Cross Property 360 Property View

46375 6 Route, Corry, PENNSYLVANIA 16407

Vacant Land Property



MLS#: **165996** Status: **ACT 10/17/2022** Type: **COMM** L/Price: **\$1,200,000**
Address: **46375 6 Route** Lot#: O/Price: **\$1,200,000**
USPS City: **Corry** Zip: **16407** Area: **16** Zoning: **B-BUS**
Municipality: **Columbus Township** Sub: Schools: **CORRY**
Co Index: **00-000-000.0-000.00** Co Index 2: Acreage: **5.34**
Ap LotSz: **181x250x0x0** SqFt: **232610/ASSESS** DOM: **172**

GENERAL INFORMATION

Lot Desc: **CLEARED, LEVEL** WoodedAcres:
Pres Use: **Vacant** ClearAcres:
Best Use: RR Sdng: Mineral Rts:
ExStruct: / Gas/Oil Lse: **UNKNW**
Site Study: **N** Restrct: Survey: **Y**
Easemnt: Wetland Study: **N**
Audio/Video Rcrd Device on Premise: **No**

AVAILABLE UTILITIES

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

FINANCIAL INFORMATION

		Assessed Value
Sellers Disclosure: N	County/Yr: \$ / 2020	Land: \$4,926
Deposit: \$0	School/Yr: \$ / 2020	Imprv: \$0
	City Twp/Yr: \$407 / 2020	Totl: \$4,926
	Total Taxes: \$407	
	Transfer Tax: Split	

Owner Finance

Lease Terms

Dwn Pymt: \$SqFt: **\$5.16** Annual:
Terms: Restrictions:

Rmks: **Five acres of land with utilities. Land could be subdivided. Property is located at a fully-signalized intersection with a Super Walmart, LECOM Corry Memorial Hospital and a Cobblestone Inn. Parcel ID CY-002-866350-000.**

Recording Device Desc:

Dir: **Travel east on Route 6 from downtown Corry. Property is on the southeast corner of the intersection of Route 6 and Shady Ave.**

Prvt REALTOR Rmks: **Variable rate commission.**

LISTING OFFICE INFORMATION

LPID/Office: MITCHELL106 / PASR01	Office: Passport Realty LLC	Phone: (814) 454-1800
Agent # / Broker #: RM420997 / RB066457	Agent: Peter Mitchell	Phone: (814) 454-1800
Subag/BuyBr/Trans.Lic: 2.5%/2.5%/0.0%	Agent: pmitchell@1passport.com	
Net Sales %:	Agent:	Phone:
Show: CAGT, CLO	PossDate:	L/Date: 10/17/2022
Poss: ATCLOSING		X/Date: 04/14/2023

Megan Zimmerman

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