

# Agent Full

 Listing

## Vacant Land Property



MLS#: **180616** Status: **ACT 10/30/2024** Type: **COMM** L/Price: **\$75,000**  
Address: **2381 ZIMMERLY Road** Lot#: O/Price: **\$75,000**  
USPS City: **Erie** Zip: **16506** Area: **6** Zoning: **MU**  
Municipality: **Millcreek Township** Sub: Schools: **MILLCREEK**  
Co Index: **33-141-666.0-002.00** Ap LotSz: **506x862xIRR** SqFt: **175547/ASSESS** Acreage: **3.60**  
Co Index 2: DOM: **308**

### GENERAL INFORMATION

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

### AVAILABLE UTILITIES

Electric: Water: **AVAIL** Septic:  
Gas: Sewer: **AVAIL**

### FINANCIAL INFORMATION

Sellers Disclosure: **N** County/Yr: **\$310 / 2024** Land: **\$46,900**  
Deposit: **\$50,000** School/Yr: **\$763 / 2024** Imprv: **\$0**  
City Twp/Yr: **\$197 / 2024** Totl: **\$46,900**  
Total Taxes: **\$1,270**  
Transfer Tax: **Split**

### Owner Finance

Dwn Pymt:  
Terms:

\$SqFt: **\$0.43**  
Restrictions:

### Lease Terms

Annual:

Rmks: **This parcel is truly shovel ready. Water and sewer recently extended to the site, and all other utilities are already installed. The property is 3.6 acres overall with 2.7 acres developable, and can be developed with more than one building; concept drawings are attached. Zoned MU-2. This is a fully-signalized intersection across from the Humane Society on Zimmerly Road just west of I-79. Owners will build-to-suit for a qualified tenant. Also available for sale at MLS #180608**

Recording Device Desc:

Dir: **From I-79, turn west on Interchange Road to Zimmerly Road. Turn north on Zimmerly, take to 2381 Zimmerly Road. Property is on east side of road.**

Prvt REALTOR Rmks:

### LISTING OFFICE INFORMATION

LPID/Office: **RUBINO106 / PASR01**  
Agent # / Broker #: **RS142766A / RB066457**

Office: **Passport Realty LLC**  
Agent: **Gregory Rubino**  
**grubino@1passport.com**  
Agent: **Daryl Terella**

Phone: **(814) 454-1800**  
Phone: **(814) 454-1800**

Show: **CAGT, CLO**

PossDate:

Phone: **(814) 454-1800**  
L/Date: **10/30/2024**  
X/Date: **10/29/2025**

Poss: **ATCLOSING**

Megan Zimmerman

09/03/2025 11:44:15 AM

 Photos

