

# Agent Full

 Listing

## Commercial/Industrial Property



MLS#: **183863** Status: **ACT 05/16/2025** Area: **5** L/Price: **\$10.00**  
Address: **5050 W RIDGE Road Unit#105** O/Price: **\$11.00**  
USPS City: **Erie** Zip: **16506** Type: **CMLLSE**  
Municipality: **Millcreek Township**  
Ap LotSz: **176x558** Acreage: **1.69** DOM: **101**  
Co Index: **[33-042-230.0-030.01](#)** Zoning: **C-2** Zoning 2:  
Co Index 2:

### BUILDING INFORMATION

Total SF: **1423/PLANS** Construc: **MASONRY** Yr Built:  
Office SF: Min Rts: #RestRm: **1**  
Leased: **Y** #Park/Surf:  
RailSdng: #OverhdDr: **1** #DockLvrs:  
Sprnklr: Crane Cap: Ceil Ht:  
Fencing: Pres Use: **Office & Garage**  
Site Study: **N** WetInd Stdy: **N** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

### LEASE INFORMATION

Lease:

### UTILITIES

Heat: Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: Amp/Volt/Ph:  
Rmks: **This suite is part of the Ridgeway Professional Building. It features two private offices, a small reception area, and a garage with an automatic overhead door and kitchenette. The garage is able to fit large passenger and transport vans. Base Rent is \$10.00 PSF per year, plus Operating Expenses of \$6.25 PSF per year. Operating Expenses include common area maintenance, real estate taxes, insurance, all utilities, full HVAC service, elevator service and surface parking.**

Recording Device Desc: **Security**

Dir: **From I-79, turn west onto West 26th Street. Follow until 5050 West Ridge Road. Property is located on north side of West Ridge Road.**

Prvt REALTOR Rmks:

### FINANCIAL INFORMATION

Sellers Disclosure: **N**  
Deposit: **\$2,850**

County/Yr: **\$ / 2025**  
School/Yr: **\$ / 2025**  
City Twp/Yr: **\$ / 2025**  
Total Taxes: **\$0**  
Transfer Tax: **N/A**

Assessed Value

Land: **\$221,400**  
Imprv: **\$1,318,000**  
Totl: **\$1,539,400**

### LISTING OFFICE INFORMATION

LPID/Office: **[RUBINO106](#) / [PASR01](#)**  
Agent # / Broker #: **RS142766A / RB066457**

Office: **Passport Realty LLC**  
Agent: **Gregory Rubino**  
**[grubino@1passport.com](mailto:grubino@1passport.com)**

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

Show: **CLO, CONST**

Agent:

Phone:  
L/Date: **05/16/2025**  
X/Date: **05/15/2026**

Poss: **ATCLOSING**

PossDate:

Megan Zimmerman

08/25/2025 4:44:53 PM

 Photos





