

Cross Property Client Full

Commercial/Industrial Property



MLS#: **180618** Status: **ACT** Area: **6** L/Price: **\$75,000.00**
Address: **2381 ZIMMERLY Road** O/Price: **\$75,000.00**
City: **Erie** Zip: **16506** Type: **CMLLSE**
Municipality: **Millcreek Township**
Ap LotSz: **506x862xIRR** Acreage: **3.60**
Co Index: **[33-141-666.0-002.00](tel:33-141-666.0-002.00)** Zoning: **MU** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **175547/ASSES** Construc: **REMARKS** Yr Built:
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvrs:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Vacant**
Site Study: **N** WetInd Stdy: **N** Survey: **Y**
Audio/Video Rcrd Device on Premise: **No**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **AVAIL**
Fuel: Sewer: **AVAIL**
A/C: Amp/Volt/Ph:
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 #180617.**

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.**

FINANCIAL INFORMATION

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

Megan Zimmerman

09/03/2025 11:43:38 AM