

Cross Property Client Full

Business Opportunity Property



MLS#: **181062** Status: **ACT** Area: **5** Type: **FOOD**
Address: **5360 W LAKE Road** Zip: **16505**
City: **Erie** Ap LotSz: **413x225**
Municipality: **Millcreek Township**
Co Index: **[33-023-120.0-014.00](#)**
Co Index 2:

L/Price: **\$800,000**
O/Price: **\$800,000**
Acreage: **0.40**
Zoning: **MU**

REAL ESTATE INFORMATION

Total SF: **3506/ASSESS #Park/Surf: 25** #RestRm:
Office SF: Heat/Fuel: **/** #Elevators:
Overhd Door: Water/Sewer: **PUBLIC/PUBLIC** Yr Built: **1970**
Amp/Volt/Ph:
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **12/16/24 : NEW**

BUSINESS DATA

Year Established: Bus Name: **Lakeshore Teresa's Deli** Gross Sales:

LEASE DETAILS

Remaining Terms: Annual Rent:
Tenant Pays:

PRICE ALLOCATIONS

Real Estate: Equipment: Fixtures:
Inventory: Raw Materials: Goodwill:
Rmks: **An Erie icon is now available! Lakeshore Teresa's Deli is for sale, and the sale includes name; business; goodwill; all furnishings, fixtures and equipment; recipes and sign. Established for over 37 years, the owner is finally ready to retire and pass this business on to the next profitable owner. Named Erie's best Caterer/Catering Company AND Sub/Deli/Sandwich Shop by the 2024 Community Choice Awards. Offered in conjunction with a minimum 5-year net lease of the real estate at \$5,000 per month. Seller financing available for a qualified buyer.**

Recording Device Desc: **Security**

Dir: **Northeast corner of West Lake Road at Garloch Drive, across from Stan's Garden Center West.**

FINANCIAL INFORMATION

| | | |
|--------------------------|-------------------------------|------------------------------|
| Deposit: \$50,000 | County/Yr: \$ / 2024 | Assessed Value |
| | School/Yr: \$ / 2024 | Land: \$43,500 |
| | City Twp/Yr: \$ / 2024 | Imprv: \$102,200 |
| | Total Taxes: \$0 | Totl: \$145,700 |
| | Transfer Tax: N/A | Sellers Disclosure: N |

Megan Zimmerman

12/16/2024 2:56:52 PM