

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **181060** Status: **ACT** Area: **5** L/Price: **\$1,400,000**  
Address: **5360 W LAKE Road** O/Price: **\$1,400,000**  
City: **Erie** Zip: **16505** Type: **CMLSLE**  
Municipality: **Millcreek Township**  
Ap LotSz: **413x225** Acreage: **0.40**  
Co Index: **33-023-120.0-014.00** Zoning: **MU** Zoning 2:  
Co Index 2:

### BUILDING INFORMATION

Total SF: **3506/ASSESS** Construc: **REMARKS** Yr Built: **1970**  
Office SF: Min Rts: #RestRm:  
Leased: **N** #Park/Surf: **25**  
RailSdng: #OverhdDr: #DockLvls:  
Sprnklr: Crane Cap: Ceil Ht:  
Fencing: Pres Use: **Restaurant**  
Site Study: **N** Wetlnd Stdy: **N** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

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

### LEASE INFORMATION

Lease:

### UTILITIES

Heat: Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: Amp/Volt/Ph:  
Rmks: **An Erie icon is now available! Lakeshore Teresa's Deli is for sale, and the sale includes a three-unit plaza building; two outbuildings; 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. 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: **\$963 / 2024** Assessed Value  
School/Yr: **\$2370 / 2024** Land: **\$43,500**  
City Twp/Yr: **\$612 / 2024** Imprv: **\$102,200**  
Total Taxes: **\$3,945** Totl: **\$145,700**  
Transfer Tax: **Split** Sellers Disclosure: **N**

Megan Zimmerman

12/16/2024 2:58:03 PM