

Cross Property Client Full

Vacant Land Property



MLS#: **187415** Status: **ACT** Area: **5** Type: **COMM** L/Price: **\$2,458**
Address: **2420 PENINSULA Drive** Lot#: O/Price: **\$29,496**
City: **Erie** Zip: **16506** Sub: Zoning: **MU**
Municipality: **Millcreek Township**
Co Index: **[33-052-214.0-007.00](#)** Schools: **MILLCREEK**
Co Index 2: **[33-052-214.0-008.00](#)**
Ap LotSz: **279x277x163x161** SqFt: **43560/ASSESS** Acreage: **1.00**

GENERAL INFORMATION

Lot Desc: **CLEARED, LEVEL** WoodedAcres:
Pres Use: **Vacant** ClearAcres: **1.00**
Best Use: RR Sdng: Mineral Rts:
ExStruct: **N /** Gas/Oil Lse: **NO**
Site Study: **N** Restrct: Survey: **N**
Easemnt: Wetland Study: **N**
Audio/Video Rcrd Device on Premise: **No**

Recent: **10/14/25 : CHG : \$29,496->\$2,458**

AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:
Gas: Sewer: **PUBLIC**

FINANCIAL INFORMATION

Deposit: **\$1,500**

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

Assessed Value

Land: **\$103,900**
Imprv: **\$0**
Totl: **\$103,900**
Sellers Disclosure: **N**

Owner Finance

Lease Terms

Dwn Pymt:
Terms:

\$SqFt: **\$0.06**
Restrictions:

Annual:

Rmks: **These 4 lots, all with frontage on Peninsula Drive, are for lease, not sale. Includes index numbers 33-052-214.0-007.00, -008.00, -008.01 and -009.00. Zoning is MU-2 Corridor Mixed Use. This is an ideal site for future construction of a medical office, insurance office or other service-oriented use. For the right tenant, the landlord will consider a build-to-suit with credit review. The rent is \$2,458 per month on net-net-net basis. Bring all reasonable land lease offers.**

Recording Device Desc:

Dir: **Norht on Peninsula Dr from W 26th St to corner of W 25th and Peninsula Dr. Property is on west side of street.**

Megan Zimmerman

10/15/2025 10:33:26 AM