

Agent Full

 Listing

Commercial/Industrial Property



MLS#: **181733** Status: **ACT 02/28/2025** Area: **5** L/Price: **\$11.00**
Address: **5050 W RIDGE Road Unit#104** O/Price: **\$11.00**
USPS City: **Erie** Zip: **16506** Type: **CMLLSE**
Municipality: **Millcreek Township**
Ap LotSz: **176x558** Acreage: **1.69** DOM: **178**
Co Index: **[33-042-230.0-030.01](#)** Zoning: **C-2** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **1118/PLANS** Construc: **MASONRY** Yr Built:
Office SF: Min Rts: **#RestRm: 1**
Leased: **Y** #Park/Surf:
RailSdng: #OverhdDr: **#DockLvrs:**
Sprnklr: Crane Cap: **Ceil Ht:**
Fencing: Pres Use: **Office**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

LEASE INFORMATION

Lease: **Current lease ends on May 31, 2025**

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:

Rmks: **This modern suite is part of the Ridgeway Professional Building. It features two large private offices, a spacious conference room, and reception area. Space will be available on June 1, 2025. Base Rent is \$11.00 PSF per year, plus Operating Expenses of \$7.25 PSF per year. Operating Expenses include common area maintenance, real estate taxes, insurance, all utilities, full HVAC service, elevator service and surface parking. This space opens to our architecturally designed two-story atrium that has received rave reviews from tenants and visitors alike. Please visit this space in person because the pictures do not do it justice! Abundant free 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: **\$1,800**

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

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

Show: **CAGT, CLO**

Agent:

Phone:
L/Date: **02/28/2025**
X/Date: **02/27/2026**

Poss: **ATCLOSING**

PossDate:

Megan Zimmerman

08/25/2025 4:47:08 PM

 Photos







