

Cross Property Client Full

Commercial/Industrial Property



MLS#: **184226** Status: **ACT** Area: **6** L/Price: **\$13.00**
Address: **3910 CAUGHEY Road Unit#170** O/Price: **\$13.00**
City: **Erie** Zip: **16506** Type: **CMLLSE**
Municipality: **Millcreek Township**
Ap LotSz: **107x319** Acreage: **0.92**
Co Index: **33-083-398.0-001.00** Zoning: **C-1** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **2153/PLANS** Construc: **MASONRY, STEEL** Yr Built: **1979**
Office SF: Min Rts: **#RestRm: 4**
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Office Building**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

LEASE INFORMATION

Lease:

UTILITIES

Heat: **FRCDAIR** Water: **PUBLIC**
Fuel: **GAS** Sewer: **PUBLIC**
A/C: **CENELEC** Amp/Volt/Ph:
Rmks: **Base Rent is \$13.00 per square foot which includes Operating Expenses (common area maintenance, real estate taxes, utilities, insurance and elevator service). Interior suite janitorial services are not included. Formerly used as a medical office, but can be converted into an insurance office, engineering firm, and other office space use.**

Recording Device Desc: **Security**

Dir: **Turn south on Caughey Rd from West 38th St and follow to 3910 Caughey Rd. Property is on the west side of the street, just before Sterrettania Rd.**

FINANCIAL INFORMATION

Deposit: **\$2,333**

County/Yr: **\$8250 / 2025**
School/Yr: **\$20305 / 2024**
City Twp/Yr: **\$5746 / 2025**
Total Taxes: **\$34,301**
Transfer Tax: **N/A**

Assessed Value

Land: **\$159,800**
Imprv: **\$1,088,265**
Totl: **\$1,248,065**
Sellers Disclosure: **N**

Megan Zimmerman

09/03/2025 10:27:20 AM