

Cross Property Client Full

Commercial/Industrial Property



MLS#: **187414** Status: **ACT** Area: **5** L/Price: **\$2,458.00**
Address: **2420 PENINSULA Drive** O/Price: **\$29,496.00**
City: **Erie** Zip: **16506** Type: **CMLLSE**
Municipality: **Millcreek Township**
Ap LotSz: **279x163x277x161** Acreage: **1.00**
Co Index: **33-052-214.0-007.00** Zoning: **MU** Zoning 2:
Co Index 2: **33-052-214.0-007.00**

BUILDING INFORMATION

Total SF:	43560/ASSESS	Construc:	REMARKS	Yr Built:	
Office SF:	0	Min Rts:		#RestRm:	0
Leased:	N	#Park/Surf:	0	#DockLvls:	0
RailSdng:		#OverhdDr:	0	Ceil Ht:	0
Sprnklr:		Crane Cap:	0	Survey:	N
Fencing:	N	Pres Use:	Vacant Land		
Site Study:	N	Wetlnd Stdy:	N		
Audio/Video Rcrd Device on Premise:	No				

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

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph: **0**
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: **North on Peninsula Dr from W 26th St to corner of W 25th and Peninsula Dr. Property is on west side of street.**

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**

Megan Zimmerman

10/15/2025 10:36:56 AM