

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **188415** Status: **ACT** Area: **12** L/Price: **\$469,000**  
Address: **8388 PEACH Street** O/Price: **\$469,000**  
City: **Erie** Zip: **16509** Type: **CMLSLE**  
Municipality: **Summit Township**  
Ap LotSz: **247x1267** Acreage: **7.47**  
Co Index: **40-016-072.0-031.00** Zoning: **C** Zoning 2:  
Co Index 2: **40-016-072.0-032.00**

### BUILDING INFORMATION

Total SF: **2090/ASSESS** Construc: **BRICK** Yr Built: **1967**  
Office SF: Min Rts: #RestRm:  
Leased: **Y** #Park/Surf:  
RailSdng: **N** #OverhdDr: #DockLvtrs:  
Sprnklr: Crane Cap: Ceil Ht:  
Fencing: **N** Pres Use: **Residence**  
Site Study: **N** Wetlnd Stdy: **Y** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **10/15/25 : NEW**

### LEASE INFORMATION

Lease:

### UTILITIES

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

Rmks: **This unique proeprty has 247 feet of frontage on Peach Street, and it is located immediately north of the highest-volume Honda dealership in all of Pennsylvania. The property is currently leased on a month-to-month basis to a landscaping business. The most recent surface water study shows there are approximately 5.5 usable acres free of wetlands. The usable area extends west to Water Tower Lane (aka Andrus Road). This is one of the last sizable development sites on upper Peach Street and it is priced to sell.**

Recording Device Desc: **Security**

Dir: **From I-90, turn south onto Peach St (Route 19). Follow to 8388 Peach St. Property is on west side of street.**

### FINANCIAL INFORMATION

Deposit: **\$15,000**

County/Yr: **\$1220 / 2025**  
School/Yr: **\$2758 / 2025**  
City Twp/Yr: **\$201 / 2025**  
Total Taxes: **\$4,179**  
Transfer Tax: **Split**

Assessed Value

Land: **\$95,400**  
Imprv: **\$89,100**  
Totl: **\$184,500**  
Sellers Disclosure: **N**

Megan Zimmerman

10/17/2025 3:36:11 PM