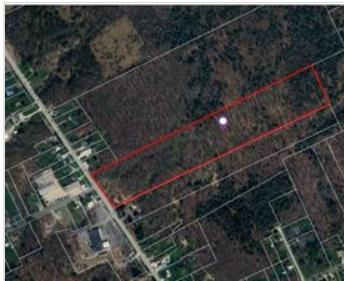


**Cross Property Client Full****Vacant Land Property**

MLS#: **182378** Status: **ACT** Area: **12** Type: **MIXED** L/Price: **\$375,000**  
 Address: **9299 PEACH Street** Lot#:  O/Price: **\$375,000**  
 City: **Waterford** Zip: **16441** Sub: Zoning: **COMM-CORR**  
 Municipality: **Summit Township**  
 Co Index: **40-021-101.0-048.00**  
 Co Index 2:  
 Ap LotSz: **426x440x2485x2550** SqFt: **1085681/ASSESS** Acreage: **25.00**

**GENERAL INFORMATION**

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

Recent: **4/17/25 : NEW****AVAILABLE UTILITIES**

Electric: Water: **AVAIL** Septic:  
 Gas: Sewer: **AVAIL**

**FINANCIAL INFORMATION**

Assessed Value

Deposit:	<b>\$5,000</b>	County/Yr:	<b>\$337 / 2024</b>	Land:	<b>\$51,000</b>
		School/Yr:	<b>\$680 / 2024-2025</b>	Imprv:	<b>\$0</b>
		City Twp/Yr:	<b>\$56 / 2024</b>	Totl:	<b>\$51,000</b>
		Total Taxes:	<b>\$1,073</b>	Sellers Disclosure:	<b>N</b>
		Transfer Tax:	<b>Negotiable</b>		

Owner Finance

Lease Terms

Dwn Pymt: \$SqFt: **\$0.35** Annual:  
 Terms: Restrictions:

Rmks: **This is a 25 acre parcel located on upper Peach Street. The parcel has has mixed zoning and can be used for commercial or rural resource. The location has easy access to I-90, Erie's prime retail corridor, and multiple car dealers. Public utilities are available. There is currently timber ready for logging. Contact listing agent for more details.**

Recording Device Desc:

Dir: **Peach Street (Route 19) to the intersection of New Road**

Allison Bechtol

04/17/2025 3:14:28 PM