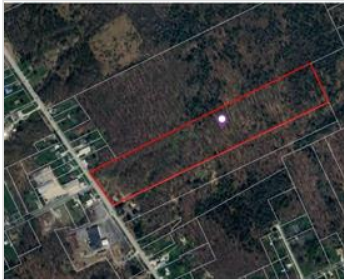


Cross Property Client Full

Vacant Land Property



MLS#: 182378Status: ACTArea: 12Type: MIXEDL/Price: \$375,000  
Address: 9299 PEACH StreetLot#: O/Price: \$375,000  
City: Waterford Zip:16441Sub: Zoning: COMM-CORR  
Municipality: Summit TownshipSchools: FTLEBOEUF  
Co Index: 40-021-101.0-048.00  
Co Index 2:  
Ap LotSz: 426x440x2485x2550SqFt: 1085681/ASSESSAcreage: 25.00

GENERAL INFORMATION

Lot Desc: LEVELWoodedAcres:  
Pres Use: ClearAcres:  
Best Use: RR Sdng:Mineral Rts: INCLUDE  
ExStruct: /Gas/Oil Lse: NO  
Site Study: NRestrct:Survey: N  
Easemnt:Wetland Study: N  
Audio/Video Rcrd Device on Premise: No

Recent: 4/17/25 : NEW

AVAILABLE UTILITIES

Electric:Water: AVAILSeptic:  
Gas:Sewer: AVAIL

FINANCIAL INFORMATION

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

Owner Finance

Lease Terms

Dwn Pymt:\$SqFt: \$0.35Annual:  
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