

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **189973** Status: **ACT** Area: **1** L/Price: **\$1,260,000**  
Address: **1432 E 12TH Street** O/Price: **\$1,260,000**  
City: **Erie** Zip: **16503** Type: **INDSLE**  
Municipality: **Erie**  
Ap LotSz: **358x893** Acreage: **4.88**  
Co Index: **15-021-004.0-100.00** Zoning: **M-1** Zoning 2:  
Co Index 2: **15-021-004.0-103.00**

### BUILDING INFORMATION

Total SF: **20160/ASSESS** Construc: **MIXED** Yr Built:  
Office SF: Min Rts: **#RestRm: 7**  
Leased: **N** #Park/Surf:  
RailSdng: #OverhdDr: **1** #DockLvls: **2**  
Sprnklr: **Wet** Crane Cap: Ceil Ht: **20**  
Fencing: Pres Use:  
Site Study: **N** WetInd Stdy: **N** Survey: **N**  
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **3/17/26 : NEW**

### LEASE INFORMATION

Lease:

### UTILITIES

Heat: Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: Amp/Volt/Ph:  
Rmks: **The facility consists of two separate buildings constructed next to each other. They are attached by passageways. Buildings are well maintained. Layout includes parts counter area, sales area, office areas, production area and warehouse. Building is climate controlled with heat and A/C throughout. Production area has 11' ceiling heights and warehouse area has 20' ceiling heights. Warehouse area has partial mezzanine with storage and second floor offices. Additional parcels included in the sale are Tax ID #'s: 15-021-004.0-104, 105, and 202. Total site consists of 4.88 acres according to county records. Owner is occupying the building. Buyer possession would be on or before June 30, 2027.**

Recording Device Desc: **Security**

Dir: **Take East 12th Street to 1432 E 12th Street.**

### FINANCIAL INFORMATION

Deposit: **\$25,000**

County/Yr: **\$3872 / 2025**  
School/Yr: **\$11462 / 2025**  
City Twp/Yr: **\$7592 / 2025**  
Total Taxes: **\$22,926**  
Transfer Tax: **Split**

Assessed Value

Land: **\$269,500**  
Imprv: **\$309,100**  
Totl: **\$578,600**  
Sellers Disclosure: **N**

Amanda Walter

03/17/2026 2:42:50 PM

### Search Criteria

This search was narrowed to a specific set of Listings.  
Property Type is 'Commercial Industrial'  
Selected 1 of 1 result.