

# Cross Property Client Full

## Vacant Land Property



MLS#: **165871** Status: **ACT** Area: **5** Type: **COMM** L/Price: **\$599,000**  
Address: **2954 W LAKE Road** Lot#: O/Price: **\$799,000**  
City: **Erie** Zip: **16505** Sub: Zoning: **See Remarks**  
Municipality: **Millcreek Township**  
Co Index: **[33-029-064.0-006.00](tel:33-029-064.0-006.00)**  
Co Index 2:  
Ap LotSz: **294x289** SqFt: **128589/ASSESS** Schools: **MILLCREEK**  
Acreage: **2.95**

### GENERAL INFORMATION

Lot Desc: **IRREG** WoodedAcres:  
Pres Use: **Vacant** ClearAcres:  
Best Use: RR Sdng: Mineral Rts:  
ExStruct: / Gas/Oil Lse: **NO**  
Site Study: **N** Restrct: **Yes, multiple** Survey: **N**  
Easemnt: Wetland Study: **N**  
Audio/Video Rcrd Device on Premise: **No**

### AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:  
Gas: Sewer: **PUBLIC**

### FINANCIAL INFORMATION

Deposit: **\$10,000** Assessed Value  
County/Yr: **\$4215 / 2022** Land: **\$707,200**  
School/Yr: **\$10857 / 2022** Imprv: **\$0**  
City Twp/Yr: **\$2513 / 2022** Totl: **\$707,200**  
Total Taxes: **\$17,585** Sellers Disclosure: **N**  
Transfer Tax: **Split**

#### Owner Finance

Dwn Pymt:  
Terms:

\$SqFt: **\$4.66**  
Restrictions: **Yes, multiple**

#### Lease Terms

Annual:

Rmks: **Property is directly west of the Sheetz located at the intersection of West Lake Road and Peninsula Drive. Direct access to Sheetz parking lot. There are some food and fuel restrictions. Property is zoned PI - Presque Isle Gateway. All public utilities serve the site; curb cuts onto West Lake Road and West 6th Street are already established. Excellent visibility from Peninsula Drive, West Lake Road and West 6th Street (SR 5, Alt).**

Recording Device Desc:

Dir: **Take West 8th west to 2954 West Lake Road. Property is on north side of street, west of Sheetz.**

Megan Zimmerman

10/15/2025 10:51:24 AM