

# Cross Property Client Full

## Vacant Land Property



MLS#: **151517** Status: **ACT** Area: **1** Type: **COMM** L/Price: **\$40,000**  
Address: **147 E 12 Street** Lot#: O/Price: **\$40,000**  
City: **Erie** Zip: **16501** Sub: Zoning: **C-3**  
Municipality: **Erie** Schools:  
Co Index: **15-020-008.0-210.00**  
Co Index 2:  
Ap LotSz: **200x140** SqFt: **28000/PLANS** Acreage: **0.64**

### GENERAL INFORMATION

Lot Desc: **LEVEL** WoodedAcres:  
Pres Use: **Vacant Land** ClearAcres:  
Best Use: RR Sdng: Mineral Rts:  
ExStruct: / Gas/Oil Lse: **NO**  
Site Study: **N** Restrct: 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: **\$0** Assessed Value  
County/Yr: **\$ / 2019** Land: **\$0**  
School/Yr: **\$ / 2019** Imprv: **\$0**  
City Twp/Yr: **\$ / 2019** Totl: **\$0**  
Total Taxes: **\$0** Sellers Disclosure: **N**  
Transfer Tax: **N/A**

### Owner Finance

Dwn Pymt:  
Terms:

\$SqFt: **\$1.43**  
Restrictions:

### Lease Terms

Annual:

Rmks: **This is a ground lease listing for \$40,000/year, NNN. Listing includes Erie County Parcel ID No. 15-020-008.0-210.00 and part of 15-020-008.0-215.00. Zoning is C-3 (Central Commercial District).**

Recording Device Desc:

Dir: **From downtown Erie, east on 12th Street to 147. Property is located on south side of 12th Street between French Street and Holland Street.**

Megan Zimmerman

03/17/2023 12:29:26 PM