

Agent Full

 Listing

Commercial/Industrial Property



MLS#: **180618** Status: **ACT 10/30/2024** Area: **6** L/Price: **\$75,000.00**
 Address: **2381 ZIMMERLY Road** O/Price: **\$75,000.00**
 USPS City: **Erie** Zip: **16506** Type: **CMLLSE**
 Municipality: **Millcreek Township** Acreage: **3.60** DOM: **308**
 Ap LotSz: **506x862xIRR** Zoning: **MU** Zoning 2:
 Co Index: **33-141-666.0-002.00** Co Index 2:

BUILDING INFORMATION

Total SF:	175547/ASSES	Construc:	REMARKS	Yr Built:	
Office SF:		Min Rts:		#RestRm:	
Leased:	N	#Park/Surf:		#DockLvtrs:	
RailSdng:		#OverhdDr:		Ceil Ht:	
SprnkIrr:		Crane Cap:		Survey:	Y
Fencing:		Pres Use:	Vacant		
Site Study:	N	WetInd Stdy:	N		
Audio/Video Rcrd Device on Premise:	No				

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **AVAIL**
 Fuel: Sewer: **AVAIL**
 A/C: Amp/Volt/Ph:
 Rmks: **This parcel is truly shovel ready. Water and sewer recently extended to the site, and all other utilities are already installed. The property is 3.6 acres overall with 2.7 acres developable, and can be developed with more than one building; concept drawings are attached. Zoned MU-2. This is a fully-signalized intersection across from the Humane Society on Zimmerly Road just west of I-79. Owners will build-to-suit for a qualified tenant. Also available for sale at MLS #180617.**

Recording Device Desc:

Dir: **From I-79, turn west on Interchange Road to Zimmerly Road. Turn north on Zimmerly, take to 2381 Zimmerly Road. Property is on east side of road.**

Prvt REALTOR Rmks:

FINANCIAL INFORMATION

Sellers Disclosure: **N**
Deposit: **\$50,000**

County/Yr: **\$310 / 2024**
 School/Yr: **\$763 / 2024**
 City Twp/Yr: **\$197 / 2024**
 Total Taxes: **\$1,270**
 Transfer Tax: **Split**

Assessed Value

Land: **\$46,900**
 Imprv: **\$0**
 Totl: **\$46,900**

LISTING OFFICE INFORMATION

LPID/Office: **RUBINO106 / PASR01**
Agent # / Broker #: **RS142766A / RB066457**

Office: **Passport Realty LLC**
 Agent: **Gregory Rubino**
grubino@1passport.com
 Agent: **Daryl Terella**

Phone: **(814) 454-1800**
 Phone: **(814) 454-1800**

Show: **CAGT, CLO**

PossDate:

Phone: **(814) 454-1800**
 L/Date: **10/30/2024**
 X/Date: **10/29/2025**

Poss: **ATCLOSING**

Megan Zimmerman

09/03/2025 11:42:02 AM

 Photos

