

Cross Property Client Full

Commercial/Industrial Property



MLS#: **188000** Status: **ACT** Area: **7** L/Price: **\$895,000**
Address: **1811 KUNTZ Road** O/Price: **\$895,000**
City: **Erie** Zip: **16509** Type: **CMLSLE**
Municipality: **Millcreek Township**
Ap LotSz: **122x305** Acreage: **0.99**
Co Index: **33-166-593.0-001.00** Zoning: **C-1** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **8216/ASSESS** Construc: **MASONRY** Yr Built: **1989/ESTIMATE**
Office SF: Min Rts: **#RestRm:**
Leased: **N** #Park/Surf: **38**
RailSdng: **N** #OverhdDr: **0** #DockLvls: **0**
Sprnklr: Crane Cap: **No** Ceil Ht:
Fencing: Pres Use: **Medical Spa**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **9/23/25 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **Any retail or service business would find success at this high-profile Peach Street location. Ample square footage for virtually any business in a modern building design. Currently used as a med spa, tanning salon and personal services business, but easily adaptable to medical, retail, professional services or any use that needs high visibility and easy access at a signalized intersection. Located at the southeast corner of Peach Street at Kuntz Road, right across from Gary Miller Chrysler Jeep RAM.**

Recording Device Desc: **Security**

Dir: **From I-90, turn north onto Peach St (Rt 19). Take to Kuntz Rd. Turn east onto Kuntz. Property is on southeast corner of signalized intersection.**

FINANCIAL INFORMATION

Deposit: **\$25,000**

County/Yr: **\$3415 / 2025**
School/Yr: **\$8649 / 2025**
City Twp/Yr: **\$2378 / 2025**
Total Taxes: **\$14,442**
Transfer Tax: **Split**

Assessed Value

Land: **\$334,400**
Imprv: **\$182,200**
Totl: **\$516,600**
Sellers Disclosure: **N**

Megan Zimmerman

09/23/2025 9:03:57 AM