# Cross Property Client Full

## *Vacant Land Property*



MLS#: **182309** Status: **ACT** Area: **12** Type: **COMM** L/Price: **$25,000**
Address: **0 DOWNS Drive** Lot#: O/Price: **$25,000**
City: **Erie** Zip: **16509** Sub: Zoning: **MU**
Municipality: **Summit Township**
Co Index: **40-001-016.0-089.00** Schools: **FTLEBOEUF**
Co Index 2:
Ap LotSz: **1267x1086** SqFt: **1433124/ASSESS** Acreage: **32.90**

### GENERAL INFORMATION

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

Recent: **4/10/25 : NEW**

### AVAILABLE UTILITIES

Electric: Water: **AVAIL** Septic:
Gas: Sewer: **AVAIL**

### FINANCIAL INFORMATION

Assessed Value

Deposit: **$10,000**

County/Yr: **$759 / 2025** Land: **$114,800**
School/Yr: **$1634 / 2024** Imprv: **$0**
City Twp/Yr: **$125 / 2025** Totl: **$114,800**
Total Taxes: **$2,518** Sellers Disclosure: **N**
Transfer Tax: **N/A**

Owner Finance Lease Terms

Dwn Pymt: $SqFt: **$0.02** Annual:
Terms: Restrictions:

Rmks: **32.9 acres of vacant land available for land lease at $25,000 per acre. Excellent I-90 frontage. All utilities available nearby. Owner will consider build-to-suit for qualified tenants. Land can be subdivided into various developmen tparcel sizes. Other businesses surrounding the property include Tractor Supply, the Holiday Inn, Uhaul, Cracker Barrel, Burger King, and Applebee's. 43.5 acre combined parcels available at MLS #182311. 10.6 acre parcel available at MLS #182308.**

Recording Device Desc:

Dir: **From I-90, turn south on Peach St (Rt 19). Take to Downs Drive and turn west. Follow to end of road. Property is on south side of street.**