

Cross Property Client Full

Commercial/Industrial Property



MLS#: **183863** Status: **ACT** Area: **5** L/Price: **\$10.00**
Address: **5050 W RIDGE Road Unit#105** O/Price: **\$11.00**
City: **Erie** Zip: **16506** Type: **CMLLSE**
Municipality: **Millcreek Township**
Ap LotSz: **176x558** Acreage: **1.69**
Co Index: **33-042-230.0-030.01** Zoning: **C-2** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **1423/PLANS** Construc: **MASONRY** Yr Built:
Office SF: Min Rts: #RestRm: **1**
Leased: **Y** #Park/Surf:
RailSdng: #OverhdDr: **1** #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Office & Garage**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **This suite is part of the Ridgeway Professional Building. It features two private offices, a small reception area, and a garage with an automatic overhead door and kitchenette. The garage is able to fit large passenger and transport vans. Base Rent is \$10.00 PSF per year, plus Operating Expenses of \$6.25 PSF per year. Operating Expenses include common area maintenance, real estate taxes, insurance, all utilities, full HVAC service, elevator service and surface parking.**

Recording Device Desc: **Security**

Dir: **From I-79, turn west onto West 26th Street. Follow until 5050 West Ridge Road. Property is located on north side of West Ridge Road.**

FINANCIAL INFORMATION

Deposit:	\$2,850	County/Yr:	\$ / 2025	Assessed Value
		School/Yr:	\$ / 2025	Land: \$221,400
		City Twp/Yr:	\$ / 2025	Imprv: \$1,318,000
		Total Taxes:	\$0	Totl: \$1,539,400
		Transfer Tax:	N/A	Sellers Disclosure: N

Megan Zimmerman

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