Cross Property Client Full

Commercial/Industrial Property



MLS#: **190809** Status: **ACT** Area: **21** L/Price: **$995,000**
Address: **16864 CONNEAUT LAKE Road** O/Price: **$995,000**
City: **Meadville** Zip:**16335** Type: **CMLSLE**
Municipality: **Vernon Township**
Ap LotSz: **300x331** Acreage: **3.40**
Co Index: **6505-124** Zoning: **See Remarks** Zoning 2:
Co Index 2: **6505-123-1**

BUILDING INFORMATION

Total SF: **20000/ASSESS** Construc: **REMARKS** Yr Built:
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvlrs:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Former Gathering Place**
Site Study: **N** Wetlnd 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: **Formerly the United Presbyterian Church of the Redeemer, this property is located on the highly-trafficked corridor of Rt 322/6/19. Excellent location for development opportunities, the value of this property is in the land. Nearby businesses include LECOM Health Meadville, Pennsylvania Tool & Gages, Walmart, McDonald's, Chioptle, Red Lobster, Starbucks, and Burger King. Less than a minute from I-79 and the Rt 98/322/19 roundabout, this property is easily accessible at the signalized intersection. Property includes a driveway easement to McDonald's. Square footage is an estimate.**

Recording Device Desc: **Security**

Dir: **From I-79, turn west onto Rt 19 (Grand Army of the Republic Hwy). Follow to Rt 6 (Conneaut Lake Rd), and proeceed to 16864 Conneaut Lake Rd.**

FINANCIAL INFORMATION

Deposit: **$50,000**

County/Yr: **$ / 2026**
School/Yr: **$ / 2026**
City Twp/Yr: **$ / 2026**
Total Taxes: **$0**
Transfer Tax: **Split**

Assessed Value
Land: **$4,700**
Imprv: **$263,900**
Totl: **$268,600**
Sellers Disclosure: **N**