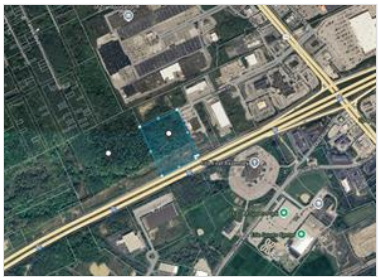
Cross Property Client Full

Vacant Land Property



MLS#: **182308** 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: **40-001-016.0-088.00** Schools: **FTLEBOEUF**
Co Index 2:
Ap LotSz: **565x740** SqFt: **461736/ASSESS** Acreage: **10.60**

GENERAL INFORMATION

Lot Desc: **REMARKS, TREED**
Pres Use: **Vacant Land**
Best Use: RR Sdng:
ExStruct: /
Site Study: **N** Restrct:
Easemnt:
Audio/Video Rcrd Device on Premise: **No**

WoodedAcres:
ClearAcres:
Mineral Rts:
Gas/Oil Lse: **NO**
Survey: **N**
Wetland Study: **N**

AVAILABLE UTILITIES

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

FINANCIAL INFORMATION

Assessed Value

Deposit: **$10,000**

County/Yr: **$3507 / 2025**
School/Yr: **$7550 / 2024**
City Twp/Yr: **$578 / 2025**
Total Taxes: **$11,635**
Transfer Tax: **N/A**

Land: **$530,600**
Imprv: **$0**
Totl: **$530,600**
Sellers Disclosure: **N**

Owner Finance

Lease Terms

Dwn Pymt:
Terms:
$SqFt: **$0.05**
Restrictions:
Annual:

Rmks: **10.6 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 development parcel 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. 32.9 acre parcel available at MLS #182309.**

Recording Device Desc:

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