Agent Full

Listing

Business Opportunity Property



MLS#: **193683** Status: **ACT 10/08/2026** Type: **MANUFAC** L/Price: **$950,000**
Address: **959 W 12 Street** Zip: **16501** O/Price: **$950,000**
USPS City: **Erie** Area:**2** Acreage: **0.44**
Municipality: **Erie**
Co Index: **16-030-045.0-203.00** Ap LotSz:**80x200** Zoning: **M-2**
Co Index 2:

REAL ESTATE INFORMATION

Total SF: **64000/ASSES** #Park/Surf: #RestRm:
Office SF: Heat/Fuel: #Elevators:
Overhd Door: Water/Sewer: **PUBLIC/PUBLIC** Yr Built: **1922/ACT**
Amp/Volt/Ph:
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **10/9/26 : NEW**

BUSINESS DATA

Year Established: Bus Name: **Andy's Equipment LLC** Gross Sales:

LEASE DETAILS

Remaining Terms: Annual Rent:
Tenant Pays:

PRICE ALLOCATIONS

Real Estate: Equipment: Fixtures:
Inventory: Raw Materials: Goodwill:

Rmks: **Andy's Equipment Exchange is now for sale. Included in the sale of the business is the real estate, a 64,000 SQFT warehouse on 0.44 Acre lot, and existing inventory as of the date of sale. Located at the busy fully signalized intersection of W 12 St and Cascade, excellent visibility with 25,000 average daily traffic (PennDOT 2025 Count Year). Property is zoned M-2 Heavy Manufacturing; see permitted uses attached. Financials available after financial qualification and a non-disclosure agreement. Other businesses in the neighborhood include manufacturers, car dealers, and wholesale equipment suppliers.**

Recording Device Desc: **Security**

Dir: **Property is located on the corner of West 12th Street and Cascade St.**

Prvt REALTOR Rmks: **Call list office for Non-Disclosure Agreement, showings available with call.**

FINANCIAL INFORMATION

Sellers Disclosure: **N**
Deposit: **$25,000**

		Assessed Value	
County/Yr:	**$1631 / 2026**	Land:	**$96,200**
School/Yr:	**$4789 / 2026**	Imprv:	**$138,800**
City Twp/Yr:	**$3318 / 2026**	Totl:	**$235,000**
Total Taxes:	**$9,738**		
Transfer Tax:	**Split**		

LISTING OFFICE INFORMATION

LPID/Offce: **TERELLAD106** / **PASR01**
Agent # / Broker #: **RS127138A** / **RB066457**

Show: **CAGT, CLO**

Poss: **ATCLOSING**

Office: **Passport Realty LLC** Phone: **(814) 454-1800**
Agent: **Daryl Terella** Phone: **(814) 454-1800**
dterella@1passport.com
Agent: **Jacob Rouch** Phone: **(814) 434-3666**
L/Date: **10/08/2026**
PossDate: X/Date: **10/08/2027**

Amanda Walter 10/09/2026 4:04:05 PM

Search Criteria

Status is one of 'Active', 'Pending Still Showing', 'Contingent on Sale'
List Office MUI is 1787389
Co List Office MUI is 1787389
Selected 1 of 79 results.