Agent Full

Listing

Commercial/Industrial Property



MLS#: **193865** Status: **ACT 10/21/2026** Area: **2** L/Price: **$6.50**
Address: **803 W 12TH Street** O/Price: **$6.50**
USPS City: **Erie** Zip:**16501** Type: **INDLSE**
Municipality: **Erie**
Ap LotSz: **0x0** Acreage: **2.61** DOM: **2**
Co Index: **16-030-038.0-300.00** Zoning: **M-2** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF:	**7308/PLANS**	Construc:	**MIXED**	Yr Built:	**1930**
Office SF:		Min Rts:		#RestRm:	
Leased:	**Y**	#Park/Surf:			
RailSdng:		#OverhdDr:		#DockLvlrs:	
Sprnklr:		Crane Cap:		Ceil Ht:	
Fencing:		Pres Use:			
Site Study:	**N**	Wetlnd Stdy:	**N**	Survey:	**N**

Audio/Video Rcrd Device on Premise: **Yes**

Recent: **10/23/26 : NEW**

LEASE INFORMATION

Lease: **TENANT PAYS ITS PRO-RATA SHARE OF CAM, TAXES, AND INSURANCE.**

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:

Rmks: **Available, 7,308 SQFt of unique industrial space for lease $6.50/SF, NNN. Property is zoned M2, see permitted uses attached. Partially finished with office area and restrooms, located on first level of the building. Overhead doors service warehouse section of the building. Building has multiple windows offering natural lighting. Property fronts West 12th Street and is located at the corner of W 12th and Liberty. Fully signalized intersection of W 12th and Liberty sees an average 14,000 VPD (PennDot Traffic Counts 2025). Tenant pays its pro rata share of CAM, Taxes, and Insurance. Security Deposit to be determined. Current lease expires December 31st, 2026.**

Recording Device Desc: **Security**

Dir: **12th Street to 801 W 12th Street.**

Prvt REALTOR Rmks:

FINANCIAL INFORMATION

Sellers Disclosure: **N**
Deposit: **$0**

		Assessed Value	
County/Yr:	**$4164 / 2026**	Land:	**$182,700**
School/Yr:	**$12227 / 2026**	Imprv:	**$417,300**
City Twp/Yr:	**$8472 / 2026**	Totl:	**$600,000**
Total Taxes:	**$24,863**		
Transfer Tax:	**N/A**		

LISTING OFFICE INFORMATION

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

Show: **CAGT, CLO**

Poss: **TNTRIGHTS**

Office: **Passport Realty LLC** Phone: **(814) 454-1800**
Agent: **Daryl Terella** Phone: **(814) 454-1800**
dterella@1passport.com
Agent: Phone:
PossDate: L/Date: **10/21/2026**
X/Date: **10/21/2027**

Amanda Walter 10/23/2026 2:40:15 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 81 results.