Cross Property Client Full

Vacant Land Property



MLS#: **190830** Status: **ACT** Area: **21** Type: **COMM** L/Price: **$995,000**
Address: **16864 CONNEAUT LAKE Road** Lot#: O/Price: **$995,000**
City: **Meadville** Zip: **16335** Sub: Zoning: **See Remarks**
Municipality: **Vernon Township**
Co Index: **6505-124** Schools: **CRAWFORD**
Co Index 2: **6505-123-1**
Ap LotSz: **300x331** SqFt: **148104/ASSESS** Acreage: **3.40**

GENERAL INFORMATION

Lot Desc: **HILLY, SLOPE, TREED** WoodedAcres:
Pres Use: **Former Gathering Place** ClearAcres:
Best Use: RR Sdng: Mineral Rts:
ExStruct: /
Site Study: **N** Restrct: Survey: **N**
Easemnt: **Yes** Wetland Study: **N**
Audio/Video Rcrd Device on Premise: **Yes**

AVAILABLE UTILITIES

Electric: Water: **PUBLIC** Septic:
Gas: Sewer: **PUBLIC**

FINANCIAL INFORMATION

Assessed Value

Deposit: **$50,000**
County/Yr: **$ / 2026** Land: **$4,700**
School/Yr: **$ / 2026** Imprv: **$263,900**
City Twp/Yr: **$ / 2026** Totl: **$268,600**
Total Taxes: **$0** Sellers Disclosure: **N**
Transfer Tax: **Split**

Owner Finance Lease Terms

Dwn Pymt: $SqFt: **$6.72** Annual:
Terms: Restrictions:

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.**

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.**