

Cross Property Client Full

Vacant Land Property



MLS#: **175416** Status: **ACT** Area: **5** Type: **MIXED** L/Price: **\$40,000**
Address: **4825 W 23 Street** Lot#: O/Price: **\$40,000**
City: **Erie** Zip: **16506** Sub: Zoning: **MU**
Municipality: **Millcreek Township**
Co Index: **00-000-000.0-000.00** Schools: **MILLCREEK**
Co Index 2:
Ap LotSz: **297x300** SqFt: **89100/MEASURE** Acreage: **2.00**

GENERAL INFORMATION

Lot Desc: **CLEARED, FLAT** Wooded Acres:
Pres Use: **Vacant Land** Clear Acres:
Best Use: RR Sdng: Mineral Rts:
ExStruct: / Gas/Oil Lse: **NO**
Site Study: **N** Restrct: Survey: **N**
Easemnt: Wetland Study: **N**
Audio/Video Rcrd Device on Premise: **No**

AVAILABLE UTILITIES

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

FINANCIAL INFORMATION

Deposit: **\$3,500** Assessed Value
County/Yr: **\$1713 / 2024** Land: **\$47,700**
School/Yr: **\$4145 / 2023** Imprv: **\$211,510**
City Twp/Yr: **\$1090 / 2024** Totl: **\$259,210**
Total Taxes: **\$6,948** Sellers Disclosure: **N**
Transfer Tax: **N/A**

Owner Finance

Lease Terms

Dwn Pymt: \$SqFt: **\$0.45** Annual:
Terms: Restrictions:

Rmks: **This is a ground lease. Owner will consider a build-to-suit under acceptable terms. North 2 acres of index number 33-042-230.1-007.00. Excellent site for light industrial building, office building, service or retail, or mechanic's shop. Zoning is MU-2 Mixed Use Corridor which supports multiple uses. Address not yet assigned by USPS. Near Wegmans and the new Starbucks next to PNC Bank. High visibility location.**

Recording Device Desc:

Dir: **From Asbury Road, turn west onto W 23rd Street. Vacant land is on the south side of the road, just east of Air-Con, Inc.**

Megan Zimmerman

09/03/2025 10:26:37 AM