

Cross Property Client Full

Commercial/Industrial Property



MLS#: **190634** Status: **ACT** Area: **5** L/Price: **\$659,000**
Address: **2746 W 26TH Street** O/Price: **\$659,000**
City: **Erie** Zip: **16506** Type: **CMLSLE**
Municipality: **Millcreek Township**
Ap LotSz: **162x156** Acreage: **0.56**
Co Index: **33-071-208.0-015.00** Zoning: **C-1** Zoning 2:
Co Index 2: **33-071-208.0-016.00**

BUILDING INFORMATION

Total SF: **2256/ASSESS** Construc: **MASONRY** Yr Built: **1978**
Office SF: **Y** Min Rts: **#Park/Surf: 30** #RestRm:
Leased: **Y** #OverhdDr: **#DockLvls:**
RailSdng: **Crane Cap:** Ceil Ht:
Sprnklr: **Pres Use: Retail Store**
Fencing: **WetInd Stdy: N** Survey: **N**
Site Study: **N**
Audio/Video Rcrd Device on Premise: **Yes**

Recent: **4/30/26 : NEW**

LEASE INFORMATION

Lease: **Leased to AT&T/Prime Comms**

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **This property is leased to AT&T mobile's real estate division, Prime Comms. Tenant has demonstrated a long-term commitment to this location. Current lease term commenced on August 1, 2024, and there is also a remaining 5-year renewal option. This high-profile location features ample parking and outstanding visibility along the retail corridor of West 26th and Peninsula Drive. Nearby tenants include Long John Silver, Arby's, Burger King, Subway, Ferrier's Ace Hardware, Tim Hortons and McDonald's. Three parcels are included in this sale. Very limited landlord responsibilities; tenants pay all utilities, real estate taxes and maintenance. Priced at a 7% return on investment, this property will provide twice what your bank is paying you on your savings!**

Recording Device Desc: **Security**

Dir: **From I-79, turn west on West 26th Street (SR 20). Continue to 2746 W 26th St. Property is on north side of the street.**

FINANCIAL INFORMATION

Deposit: **\$50,000**

County/Yr: **\$1999 / 2026**
School/Yr: **\$4872 / 2025**
City Twp/Yr: **\$1383 / 2026**
Total Taxes: **\$8,254**
Transfer Tax: **Split**

Assessed Value

Land: **\$149,200**
Imprv: **\$138,800**
Totl: **\$288,000**
Sellers Disclosure: **N**

Megan Zimmerman

04/30/2026 4:22:04 PM