

Cross Property Client Full

Commercial/Industrial Property



MLS#: **175421** Status: **ACT** Area: **5** L/Price: **\$40,000.00**
Address: **4825 W 23 Street** O/Price: **\$40,000.00**
City: **Erie** Zip: **16506** Type: **CMLLSE**
Municipality: **Millcreek Township**
Ap LotSz: **297x300** Acreage: **2.00**
Co Index: **00-000-000.0-000.00** Zoning: **MU** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **89100/MEASUR** Construc: **REMARKS** Yr Built:
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Vacant Land**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **No**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
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, turn west onto W 23rd Street. Property is located on the south side of the road just east of Air-Con Inc.**

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**

Megan Zimmerman

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