

Cross Property Client Full

Commercial/Industrial Property



MLS#: **181520** Status: **ACT** Area: **6** L/Price: **\$5.95**
Address: **2545 W GRANDVIEW Boulevard** O/Price: **\$5.95**
City: **Erie** Zip: **16506** Type: **INDLSE**
Municipality: **Millcreek Township**
Ap LotSz: **359x285** Acreage: **6.60**
Co Index: **33-096-418.0-005.00** Zoning: **I-1** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **63621/PLANS** Construc: **BRICK, MASONRY** Yr Built: **1967/ESTIMATE**
Office SF: Min Rts: #RestRm:
Leased: **Y** #Park/Surf: **123**
RailSdng: #OverhdDr: #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Industrial Office**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **Yes**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **Former Bliley Electric building, excellent location at the southeast corner of W. Grandview and Zuck Road. Variable ceiling heights as shown on the plan attached. Additional truck docks can be added. Electric power in abundance. New roof, new HVAC units, new paving, etc. Very close proximity to interstate 90 and interstate 79. Will subdivide or improve to suit depending on the tenant's needs. Available August, 2025. This is a net-net-net lease.**

Recording Device Desc: **Security**

Dir: **From I-79, turn west onto Interchange Rd. At light, turn north onto Zuck Rd. From Zuck turn east onto W Grandview Blvd. Go to 2545 W Grandview.**

FINANCIAL INFORMATION

Deposit: \$32,725	County/Yr: \$ / 2025	Assessed Value
	School/Yr: \$ / 2025	Land: \$330,000
	City Twp/Yr: \$ / 2025	Imprv: \$709,900
	Total Taxes: \$0	Totl: \$1,039,900
	Transfer Tax: N/A	Sellers Disclosure: N

Megan Zimmerman

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