

Cross Property Client Full

Commercial/Industrial Property



MLS#: **180617** Status: **ACT** Area: **6** L/Price: **\$849,000**
Address: **2381 ZIMMERLY Road** O/Price: **\$849,000**
City: **Erie** Zip: **16506** Type: **CMLSLE**
Municipality: **Millcreek Township**
Ap LotSz: **506x862xIRR** Acreage: **3.60**
Co Index: **[33-141-666.0-002.00](tel:33-141-666.0-002.00)** Zoning: **MU** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **175547/ASSES** Construc: **REMARKS** Yr Built:
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvrs:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Vacant**
Site Study: **N** WetInd Stdy: **N** Survey: **Y**
Audio/Video Rcrd Device on Premise: **No**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **AVAIL**
Fuel: Sewer: **AVAIL**
A/C: Amp/Volt/Ph:
Rmks: **This parcel is truly shovel ready. Water and sewer recently extended to the site, and all other utilities are already installed. The property is 3.6 acres overall with 2.7 acres developable, and can be developed with more than one building; concept drawings are attached. Zoned MU-2. This is a fully-signalized intersection across from the Humane Society on Zimmerly Road just west of I-79. Owners will build-to-suit for a qualified buyer. Also available for lease at MLS #180618.**

Recording Device Desc:

Dir: **From I-79, turn west on Interchange Road to Zimmerly Road. Turn north on Zimmerly, take to 2381 Zimmerly Road. Property is on east side of road.**

FINANCIAL INFORMATION

Deposit: **\$50,000** Assessed Value
County/Yr: **\$310 / 2024** Land: **\$46,900**
School/Yr: **\$763 / 2024** Imprv: **\$0**
City Twp/Yr: **\$197 / 2024** Totl: **\$46,900**
Total Taxes: **\$1,270** Sellers Disclosure: **N**
Transfer Tax: **Split**

Megan Zimmerman

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