

Cross Property Client Full

Commercial/Industrial Property



MLS#: **175908** Status: **ACT** Area: **7** L/Price: **\$8.00**
 Address: **5650 WATTSBURG Road** O/Price: **\$8.00**
 City: **Erie** Zip: **16509** Type: **INDLSE**
 Municipality: **Millcreek Township**
 Ap LotSz: **399x1531** Acreage: Zoning: **I-1** Zoning 2: **LIGHT-IND**
 Co Index: **33-165-641.0-006.00**
 Co Index 2:

BUILDING INFORMATION

Total SF: **8000/MEASUR** Construc: **MIXED** Yr Built: **1990**
 Office SF: Min Rts: **#RestRm:**
 Leased: **N** #Park/Surf:
 RailSdng: #OverhdDr: **6** #DockLvls:
 Sprnklr: Crane Cap: Ceil Ht:
 Fencing: Pres Use: Survey: **N**
 Site Study: **N** WetInd Stdy: **N**
 Audio/Video Rcrd Device on Premise: **Yes**

Recent: **5/1/24 : NEW**

LEASE INFORMATION

Lease:

UTILITIES

Heat: Water: **PUBLIC**
 Fuel: Sewer: **PUBLIC**
 A/C: Amp/Volt/Ph:

Rmks: **Two building, multi-tenant property. Location has great access to I-90. Available unit is located next to Penske Truck Rental. Unit is high-bay with three drive-through doors (front and rear). There is a large paint booth in one bay not included in the rental rate. Rent is \$8.00, NNN. Tenants are responsible for snow plowing. Taxes are for quoted are for entire complex. Deposit TBD.**

Recording Device Desc: **Other Tenant Devices**

Dir: **Take I-90 to Exit 29 (Route 8); north to Wattsburg Road (Route 8)**

FINANCIAL INFORMATION

Deposit: \$0	County/Yr: \$19550 / 2024	Assessed Value
	School/Yr: \$47175 / 2024	Land: \$467,200
	City Twp/Yr: \$12432 / 2024	Imprv: \$2,490,400
	Total Taxes: \$79,157	Totl: \$2,957,600
	Transfer Tax: Split	Sellers Disclosure: N

Allison Bechtol

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