

### Cross Property Client Full

### Commercial/Industrial Property



MLS#: **183656** Status: **ACT** Area: **4** L/Price: **\$8.50**  
 Address: **1338 E GRANDVIEW Boulevard** O/Price: **\$8.50**  
 City: **Erie** Zip: **16504** Type: **CMLLSE**  
 Municipality: **Erie**  
 Ap LotSz: **295x668** Acreage: **4.96**  
 Co Index: **18-052-044.0-100.00** Zoning: **C-2** Zoning 2:  
 Co Index 2:

#### BUILDING INFORMATION

Total SF: **9440/MEASUR** Construc: **MIXED** Yr Built: **1975**  
 Office SF: Min Rts: **#RestRm:**  
 Leased: **N** #Park/Surf:  
 RailSdng: #OverhdDr: #DockLvrs:  
 Sprnklr: Crane Cap: Ceil Ht:  
 Fencing: Pres Use:  
 Site Study: **N** WetInd Stdy: **N** Survey: **N**  
 Audio/Video Rcrd Device on Premise: **No**

Recent: **5/8/25 : NEW**

#### LEASE INFORMATION

Lease:

#### UTILITIES

Heat: Water: **PUBLIC**  
 Fuel: Sewer: **PUBLIC**  
 A/C: Amp/Volt/Ph:  
 Rmks: **Highly visible 9,440 SF space in Grandview Shopping Plaza. This location that would be ideal for gym, retail, office, or grocery store. More than adequate parking. This space was a former Rite Aid. Other tenants include: U-Haul, Little Caesars, Quest Diagnostics, and Elevate Trampoline Park. Landlord flexible on lease terms. Security deposit subject to negotiation. Taxes reflect multiple units in the plaza.**

Recording Device Desc:

Dir: **Located at the intersection of Route 8 and East Grandview Blvd.**

#### FINANCIAL INFORMATION

Deposit: <b>\$0</b>	County/Yr: <b>\$12049 / 2025</b>	Assessed Value
	School/Yr: <b>\$36109 / 2025</b>	Land: <b>\$183,000</b>
	City Twp/Yr: <b>\$23916 / 2025</b>	Imprv: <b>\$1,639,900</b>
	Total Taxes: <b>\$72,074</b>	Totl: <b>\$1,822,900</b>
	Transfer Tax: <b>N/A</b>	Sellers Disclosure: <b>N</b>

Allison Bechtol

05/08/2025 12:18:13 PM

### Commercial/Industrial Property



MLS#: **183655** Status: **ACT** Area: **4** L/Price: **\$10.00**  
 Address: **1338 E GRANDVIEW Boulevard** O/Price: **\$10.00**  
 City: **Erie** Zip: **16504** Type: **CMLLSE**  
 Municipality: **Erie**  
 Ap LotSz: **295x668** Acreage: **4.96**  
 Co Index: **18-052-044.0-100.00** Zoning: **C-2** Zoning 2:  
 Co Index 2:

#### BUILDING INFORMATION

Total SF: **4697/MEASUR** Construc: **MIXED** Yr Built: **1975**  
 Office SF: Min Rts: #RestRm:  
 Leased: **N** #Park/Surf:  
 RailSdng: #OverhdDr: #DockLvtrs:  
 Sprnklr: Crane Cap: Ceil Ht:  
 Fencing: Pres Use:  
 Site Study: **N** WetInd Stdy: **N** Survey: **N**  
 Audio/Video Rcrd Device on Premise: **No**

Recent: **5/8/25 : NEW**

#### LEASE INFORMATION

Lease:

#### UTILITIES

Heat: Water: **PUBLIC**  
 Fuel: Sewer: **PUBLIC**  
 A/C: Amp/Volt/Ph:  
 Rmks: **Ideal space for professional office space users in Grandview Shopping Plaza. Formerly a Northwest Savings Bank. Ability to build free-standing drive-thru close to the corner of Route 8 and E Grandview Blvd. Other tenants include: U-Haul, Little Caesars, Quest Diagnostics, and Elevate Trampoline Park. Plenty of parking available to accommodate customers. Security deposit subject to negotiation. Taxes reflect multiple units in the plaza.**

Recording Device Desc:

Dir: **Located at the intersection of Route 8 and East Grandview Blvd.**

#### FINANCIAL INFORMATION

Deposit: <b>\$0</b>	County/Yr: <b>\$12049 / 2025</b>	Assessed Value
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