

Cross Property Client Full

Commercial/Industrial Property



MLS#: **153985** Status: **ACT** Area: **1** L/Price: **\$6.00**
Address: **838 E 6TH Street** O/Price: **\$3.50**
City: **Erie** Zip: **16507** Type: **CMLLSE**
Municipality: **Erie**
Ap LotSz: **0x0** Acreage:
Co Index: **14-010-027.0-101.00** Zoning: **C-1** Zoning 2:
Co Index 2:

BUILDING INFORMATION

Total SF: **12342/MEASUI** Construc: **BLOCK** Yr Built: **1949**
Office SF: Min Rts: #RestRm:
Leased: **N** #Park/Surf:
RailSdng: #OverhdDr: #DockLvls:
Sprnklr: Crane Cap: Ceil Ht:
Fencing: Pres Use: **Vacant**
Site Study: **N** WetInd Stdy: **N** Survey: **N**
Audio/Video Rcrd Device on Premise: **No**

Recent: **9/27/21 : CHG : \$4->\$6**

LEASE INFORMATION

Lease: **This is a triple net (NNN) lease.**

UTILITIES

Heat: Water: **PUBLIC**
Fuel: Sewer: **PUBLIC**
A/C: Amp/Volt/Ph:
Rmks: **Part of former grocery store located at E 6th Street and Bayfront Parkway for lease at \$6.00/sf/year, NNN. Space to be delivered in shell condition. Square footage to be verified. Good access and visibility. Deposit to be determined. Some restrictions apply.**

Recording Device Desc:

Dir: **From downtown Erie, east on 6th Street to 838. Property located on the corner of E 6th Street and Bayfront Parkway.**

FINANCIAL INFORMATION

| | | Assessed Value |
|---------------------|------------------------------------|------------------------------|
| Deposit: \$0 | County/Yr: \$4522 / 2020 | Land: \$223,900 |
| | School/Yr: \$13623 / 2020 | Imprv: \$677,100 |
| | City Twp/Yr: \$10389 / 2020 | Totl: \$901,000 |
| | Total Taxes: \$28,534 | Sellers Disclosure: N |
| | Transfer Tax: N/A | |

Lisa McLaughlin

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