

# Cross Property Client Full

## Commercial/Industrial Property



MLS#: **135266** Status: **ACT** Area: **7** L/Price: **\$10.25**  
Address: **1920 EDINBORO Road** O/Price: **\$9.75**  
City: **Millcreek** Zip: **16509** Type: **CMLLSE**  
Municipality: **Millcreek Township**  
Ap LotSz: **268x181** Acreage:  
Co Index: **33-167-667.0-046.00** Zoning: **C-2** Zoning 2:  
Co Index 2:

### BUILDING INFORMATION

Total SF: **21713/PLANS** Construc: **BLOCK** Yr Built: **1987**  
Office SF: Min Rts: #RestRm:  
Leased: **N** #Park/Surf:  
RailSdng: #OverhdDr: #DockLvrs:  
SprnkIrr: Crane Cap: Ceil Ht:  
Fencing: Pres Use:  
Site Study: **N** WetIrd Stdy: **N** Survey: **Y**  
Audio/Video Rcrd Device on Premise: **No**

Recent: **12/7/21 : CHG : \$10->\$10**

### LEASE INFORMATION

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

### UTILITIES

Heat: Water: **PUBLIC**  
Fuel: Sewer: **PUBLIC**  
A/C: Amp/Volt/Ph:  
Rmks: **BASE RENT IS \$10.25/SF. FORMER TOYS 'R US BUILDING. PRIME RETAIL/COMMERCIAL PROPERTY ADJACENT TO THE MILLCREEK MALL COMPLEX. SITE FRONTS PEACH STREET AND EDINBORO ROAD. SOME USE RESTRICTIONS APPLY.**

Recording Device Desc:

Dir: **SOUTH ON PEACH STREET TO MILLCREEK MALL AND 1920 EDINBORO ROAD (FORMER TOYS 'R US PROPERTY). PROPERTY IS LOCATED ADJACENT TO MILLCREEK MALL COMPLEX.**

### FINANCIAL INFORMATION

		Assessed Value
Deposit:	<b>\$35,000</b>	Land: <b>\$1,926,100</b>
County/Yr:	<b>\$18795 / 2021</b>	Imprv: <b>\$1,227,400</b>
School/Yr:	<b>\$46550 / 2021</b>	Totl: <b>\$3,153,500</b>
City Twp/Yr:	<b>\$11207 / 2021</b>	Sellers Disclosure: <b>N</b>
Total Taxes:	<b>\$76,552</b>	
Transfer Tax:	<b>N/A</b>	

Lisa McLaughlin

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