

**Former National City  
18th Street Branch**

**1727 State Street  
Erie, PA 16501**

**For Sale**

**\$399,900**



**Exclusively offered by:**

**Dwight Robertson**  
**Coldwell Banker Commercial**  
2601 West 26th Street  
Erie, PA 16506



814-833-3331



Robertson@velocity.net

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## Property Summary



### Summary

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<b>Price</b>	<b>\$399,900</b>
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- 2011 Real Estate Tax liability for this property is approximately \$21,658 (Parcel #'s 150200050100, 107-112, & 114)
- Zoning, General Business District
- Eight parcels totaling approximately 0.98 acres

### Property Summary

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<b>Property Address</b>	1727 State Street Erie, PA 16501
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The subject property is a two-story former National City Bank branch consisting of a GBA of approximately 10,455 sq. ft. situated on a 0.98 acre site built in 1923.

The building is situated on a corner lot at the signalized intersection of State Street and West 18th Street. In addition to four (4) drive-thru lanes, the property has on-site parking for 30 vehicles.

The site has approximately 330' of frontage along 18<sup>th</sup> Street, approximately 85' along State Street and 105' along French Street.

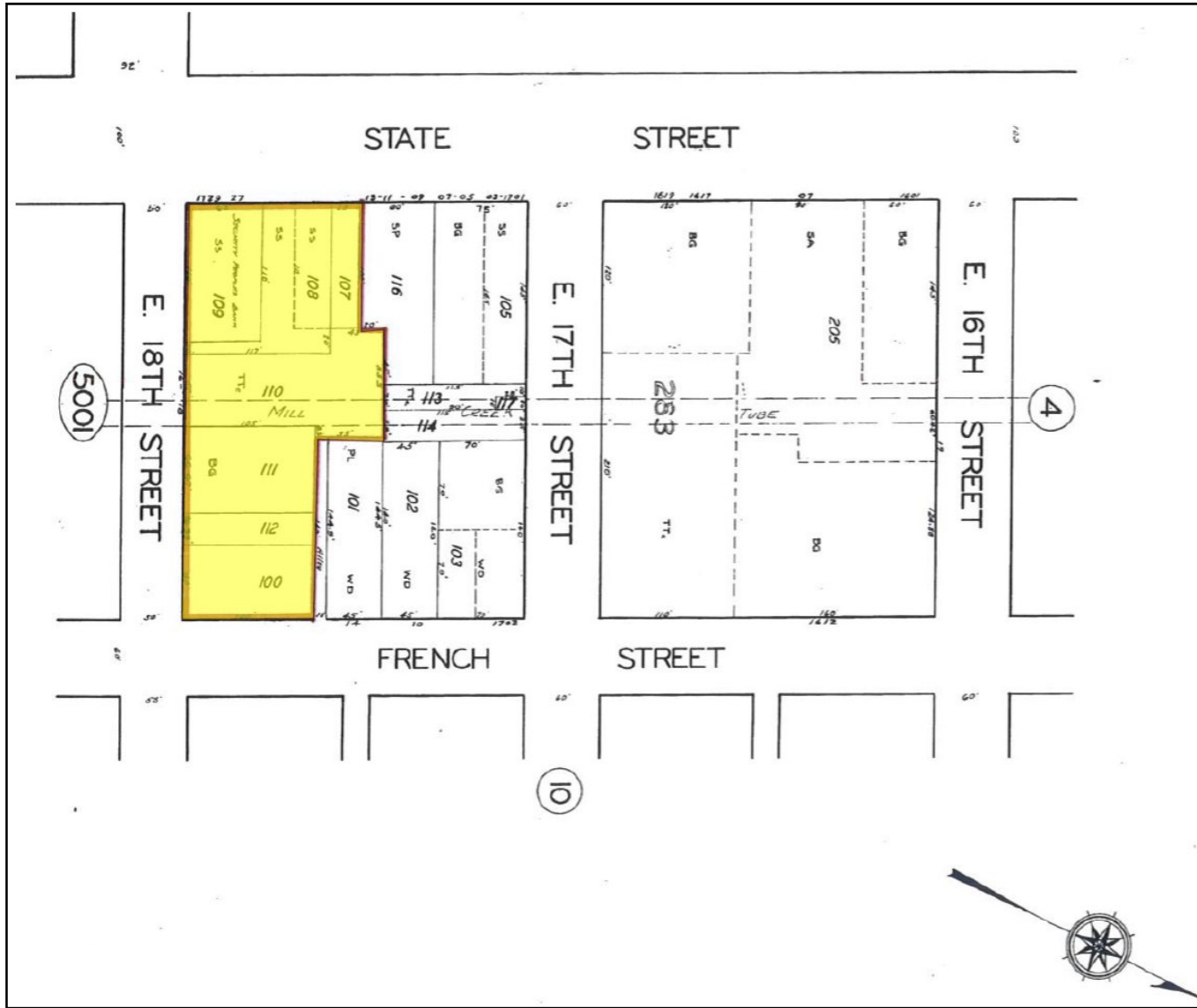
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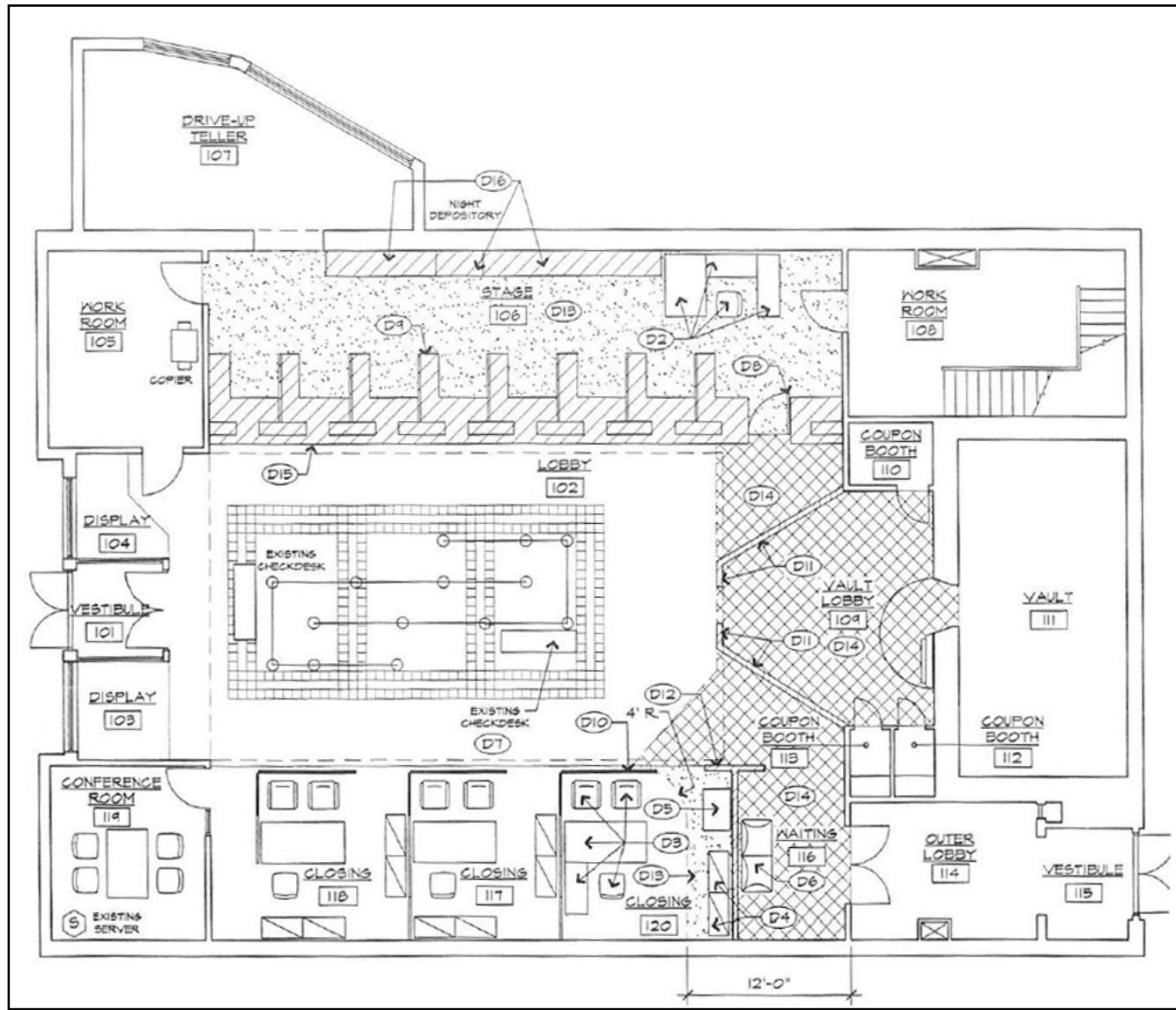
## Additional Photos



Tax Map



## Floor Plan



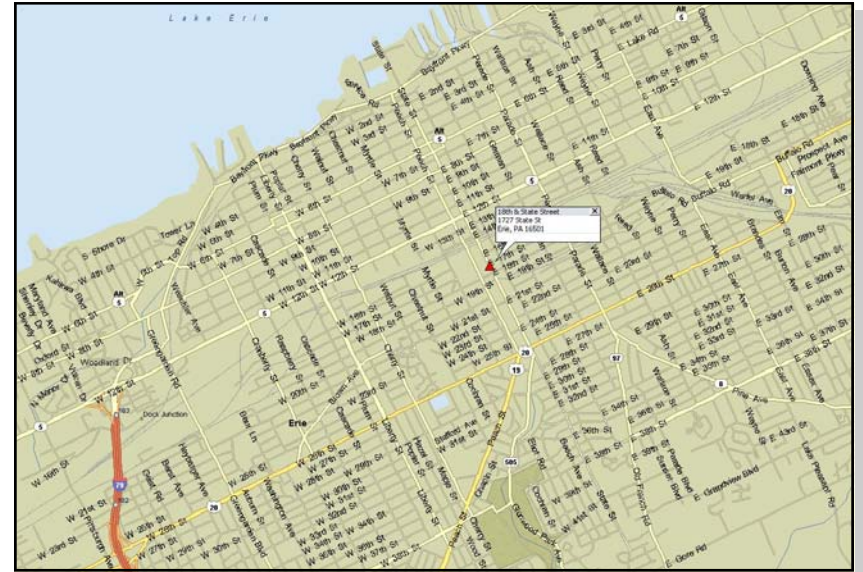
## 2010 Property Expenses

<b>18th &amp; State Street Facility</b>	<i>Jan</i>	<i>Feb</i>	<i>Mar</i>	<i>Apr</i>	<i>May</i>	<i>Jun</i>	<i>Jul</i>	<i>Aug</i>	<i>Sep</i>	<i>Oct</i>	<i>Nov</i>	<i>Dec</i>	<i>FullYear</i>
<b>Expenses for 2010</b>													
61011 - CLEANING-SPECIAL	\$207	\$0	\$0	\$0	\$0	\$0	\$313	\$313	\$101	\$530	\$366	\$0	\$1,830
61050 - LANDSCAPING	\$0	\$0	\$0	\$0	\$265	\$0	\$0	\$918	\$265	\$265	\$265	\$265	\$2,243
61055 - SNOW REMOVAL	\$0	\$7,686	\$277	\$1,028	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,991
61110 - MAINT-HVAC-REPAIRS	\$0	\$0	\$188	\$519	\$0	\$0	\$102	\$0	\$393	\$0	\$0	\$0	\$1,202
61350 - ELECTRICITY	\$0	\$232	\$237	\$212	\$170	\$139	\$150	\$688	\$260	\$172	\$262	\$212	\$2,734
61352 - GAS	\$683	\$0	\$378	\$833	\$106	\$4	\$59	\$34	\$30	\$126	\$4	\$270	\$2,527
61353 - WATER & SEWAGE	\$0	\$93	\$4	\$0	\$69	\$4	\$0	\$64	\$4	\$0	\$93	\$4	\$335
61407 - SITE REPAIRS < \$10000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$775	\$0	\$0	\$0	\$0	\$775
61408 - BUILDING REPAIRS	\$611	\$331	\$230	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,172
61430 - MAINT-PLUMBING	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$518	(\$7)	\$511
61502 - REAL ESTATE TAXES-OWNED PROP	\$0	\$10,262	\$6,884	\$3,637	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$20,783
<b>Total for 2010</b>	<b>\$1,501</b>	<b>\$18,604</b>	<b>\$8,198</b>	<b>\$6,229</b>	<b>\$610</b>	<b>\$147</b>	<b>\$624</b>	<b>\$2,792</b>	<b>\$1,053</b>	<b>\$1,093</b>	<b>\$1,508</b>	<b>\$744</b>	<b>\$43,103</b>

## Maps



Regional Map



Aerial Map

Area Map

