

**ELK COUNTY  
REAL ESTATE LLC**

**814-781-1393  
www.elkcountyre.com**

**39 N. St. Marys St., St. Marys**

**Email: leah@elkcountyre.com Fax: 814-781-1371**



**Property Address: Erie Avenue , St. Marys**

**Price: \$2,019.33**

**Listing Number /MLS#** 905-18/18-54  
**Tax Parcel #:** 00-00-000  
**Deed book/Page :** 0000/0000  
**Taxes: City:**  
**School:**  
**School District:** St. Marys  
**Property Type:** Land  
**Zoning:** Downtown Commercial  
**Lot Size:**  
**Age**  
**Apprx. Sq Ft:** 3000  
**Heat source/Avg**  
**Roof/Age**



Water: Municipality

Sewage: Municipality

Listing Agent: Leah Whiteman

Prime location for retail or office space in downtown St. Marys. Terms: 5 years lease \$8.00/square foot annual=\$2019.33/month + CAM \$466.97/mth with an annual increase of 2% - tenant doing build out. 10 year lease \$7.00/square foot annual = \$1766.97 + CAM \$466.97/mth with an annual increase of 2% - tenant doing build out. Rent includes heat, water, sewage. Tenant pays electric, a/c installation and build out.

The foregoing is based upon information furnished to us by sources deemed to be reliable but no responsibility is assumed by reason of error, inaccuracies, omissions, prior sale, change in price and/or withdrawal without notice.