

Property For Sale – Roan Real Estate, LLC



Address: 18 Sixth Ave, Borough of Union City and Union Township, Erie County, Pennsylvania

Tax Parcel Numbers: 42-008-029.0-001.00, 43-010-023.0-012.00, 43-010-028.0-004.00,
43-010-029.0-004.00

Total Acreage: 47 acres (+/-)

Recorded In: Erie County Deed Book 281, Page 312

Improvements: Approximately 83,772 SF

Asking Price: \$2,400,000

Zoning: I – Industrial District

Zoning: B-2 business

Current Use: Headquarters and Lumber Yard

Restrictions: The property shall be restricted against the use as a hardwood lumber sawmill or for the processing of hardwood logs into lumber, or the processing of hardwood lumber for sale, the drying of hardwood lumber or the storage of hardwood lumber or hardwood logs.

We are offering 3% commission to a participating broker

The property is serviced by Natural Gas, Public Water, Sewer and Three Phase electric. The office building is in excellent condition and has central air.

Parcel #	Acres	Assessed Value		Total
		Land	Building	
42008029000100	12.95	113,300	756,000	\$869,300-
43010023001200	2.09	3,100		\$3,100-
43010028000400	24	46,500-	168,600	\$215,100-
43010029000400	8	12,000		<u>\$12,000-</u>
Total Assessed Value				\$1,099,500-

Sq Ft. Area

Building # 1	18,416
2	18,064
3	14,490
4	3,450
5	15,028
6	3,040
Office Building	<u>9,940</u>

Total Area
Under Roof

82,428 Square Feet

W High St Exd W High St Exd

BA FRANK E UX
SUSAN L

AMERICAN LUMBER
COMPANY LP

N L

AMERICA

GREG GREGOR

WEAVER
EDWARD G JR
UX BEG 3 - Arbor Tree Service

WEAV OR

Molded Fiber G

MEG Union

6th Ave

Merrill Ave

Google
FRANK ELIX

AM E...

ME

Hazen St

Google
RAIL

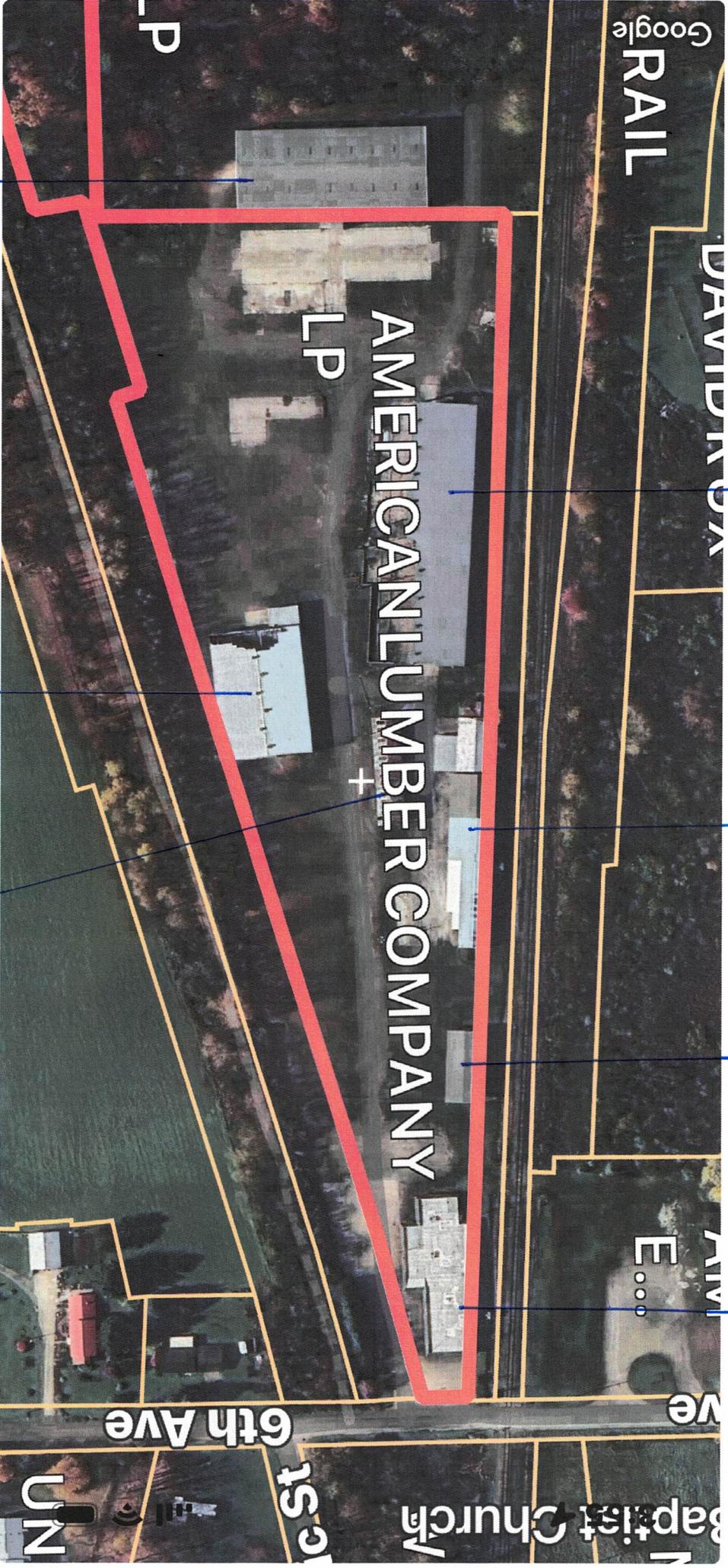
DAVIDSON

Building #2

Building #5

Building #6

Office Building



AMERICAN LUMBER COMPANY
LP

AVE

ve

6th Ave

Baptist Church

1501

UN

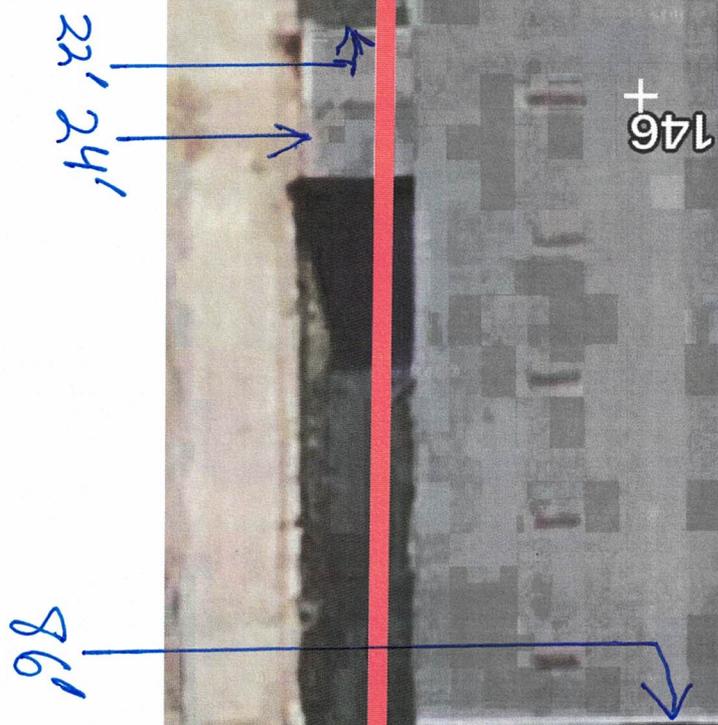
Building #1

Building #3

Building #4

P

Building # 1 Approximately 18,416 Sq. Ft. 208'



3:56



56' Building # 2

290'

Approximately
18,064 Sq. Ft.

68'

138'

12'

152'

3:57



Building
#3

140'

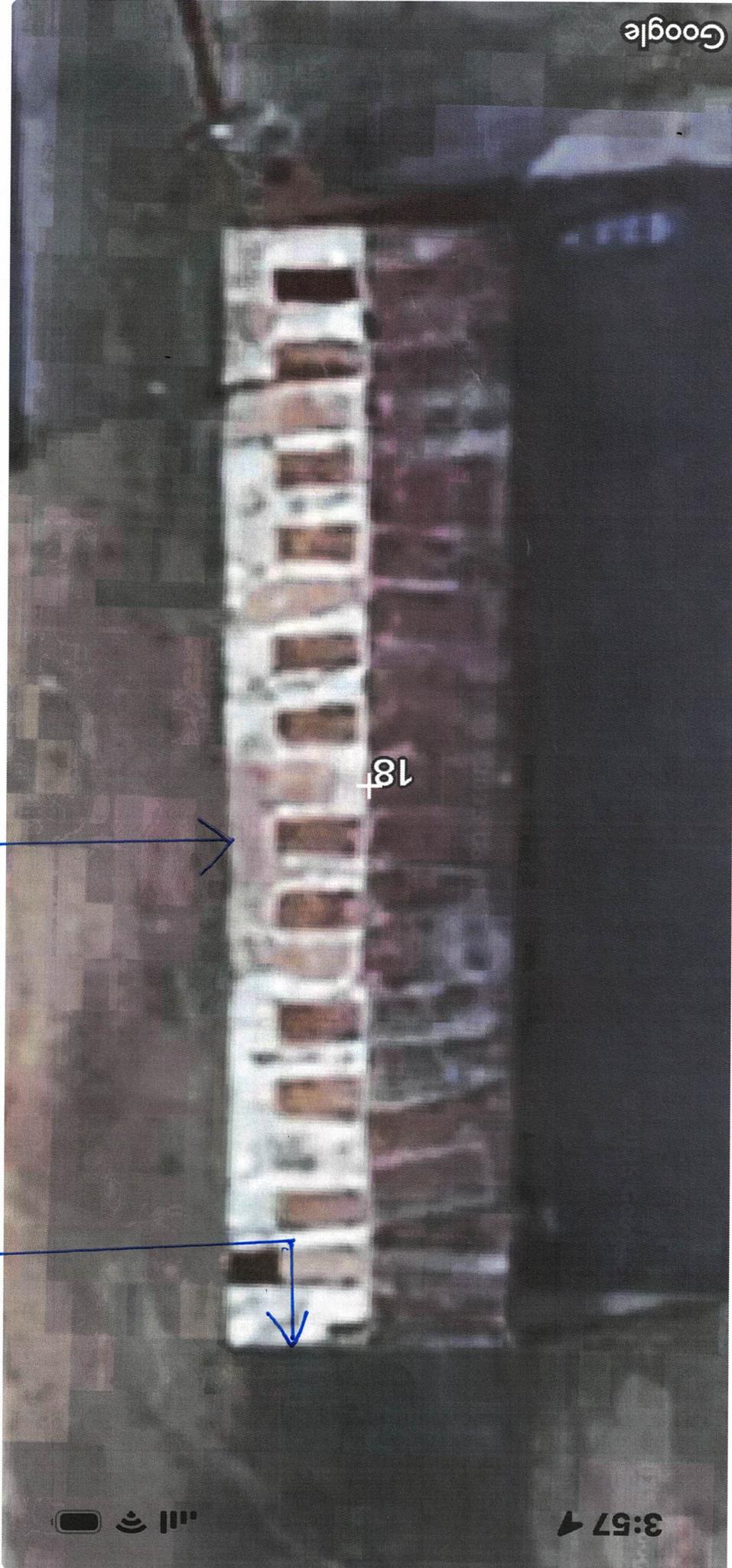
22'
35'

98'

Approximately
14,490 sq. FT.



Google



Building # 4 3,450 sq. Ft.

115'

30'

18

56'

190'

12'

60'

14'

68'

24'

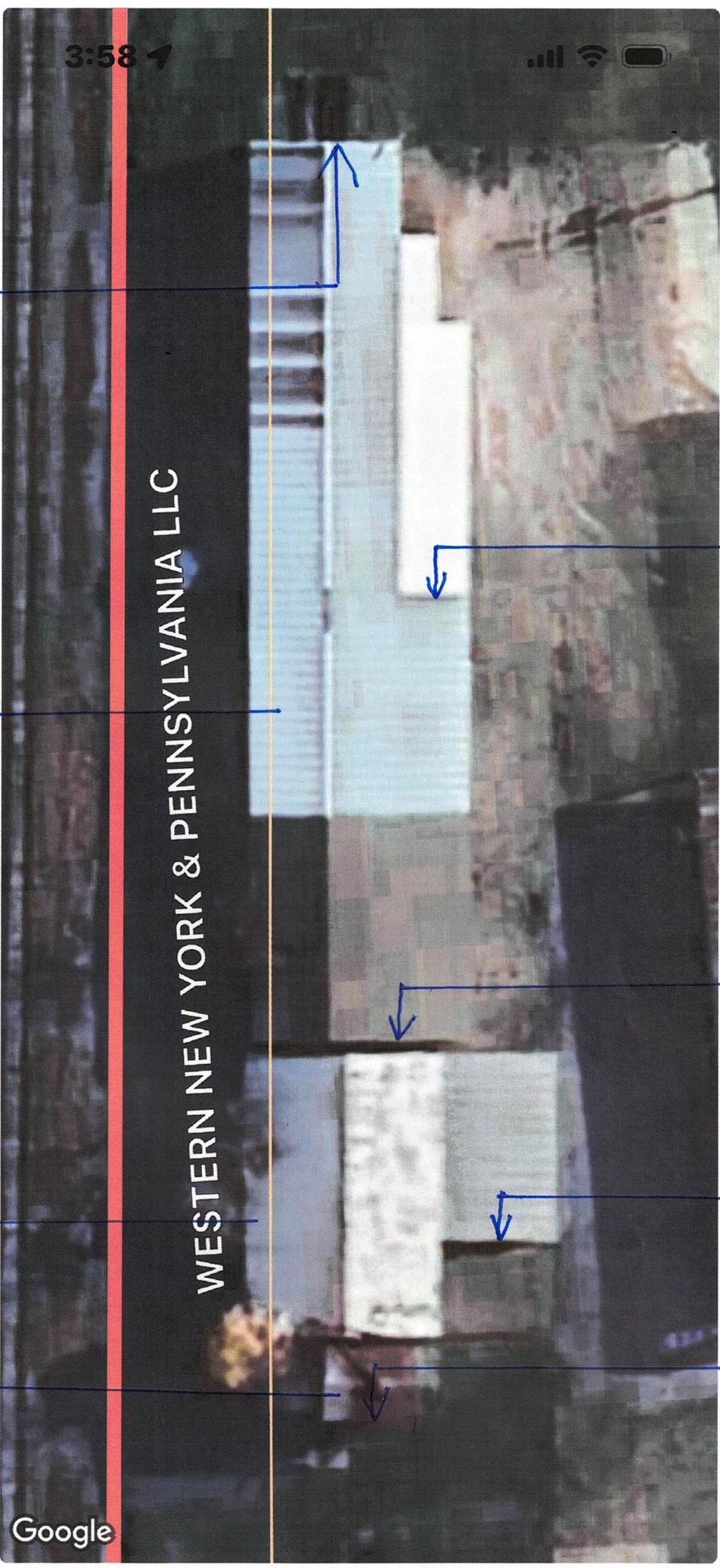
15,028 Sq. Ft.

24'

22'

Building #5

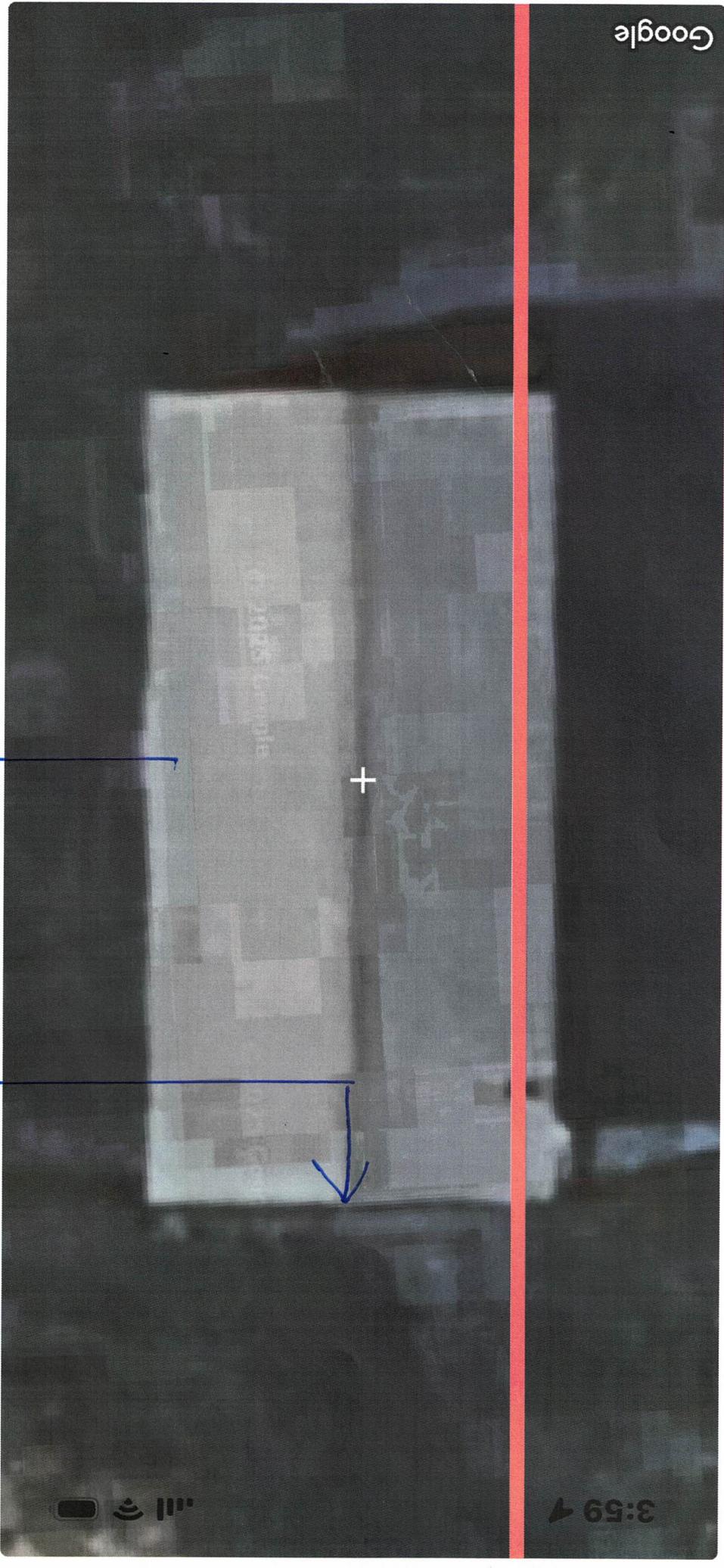
WESTERN NEW YORK & PENNSYLVANIA LLC



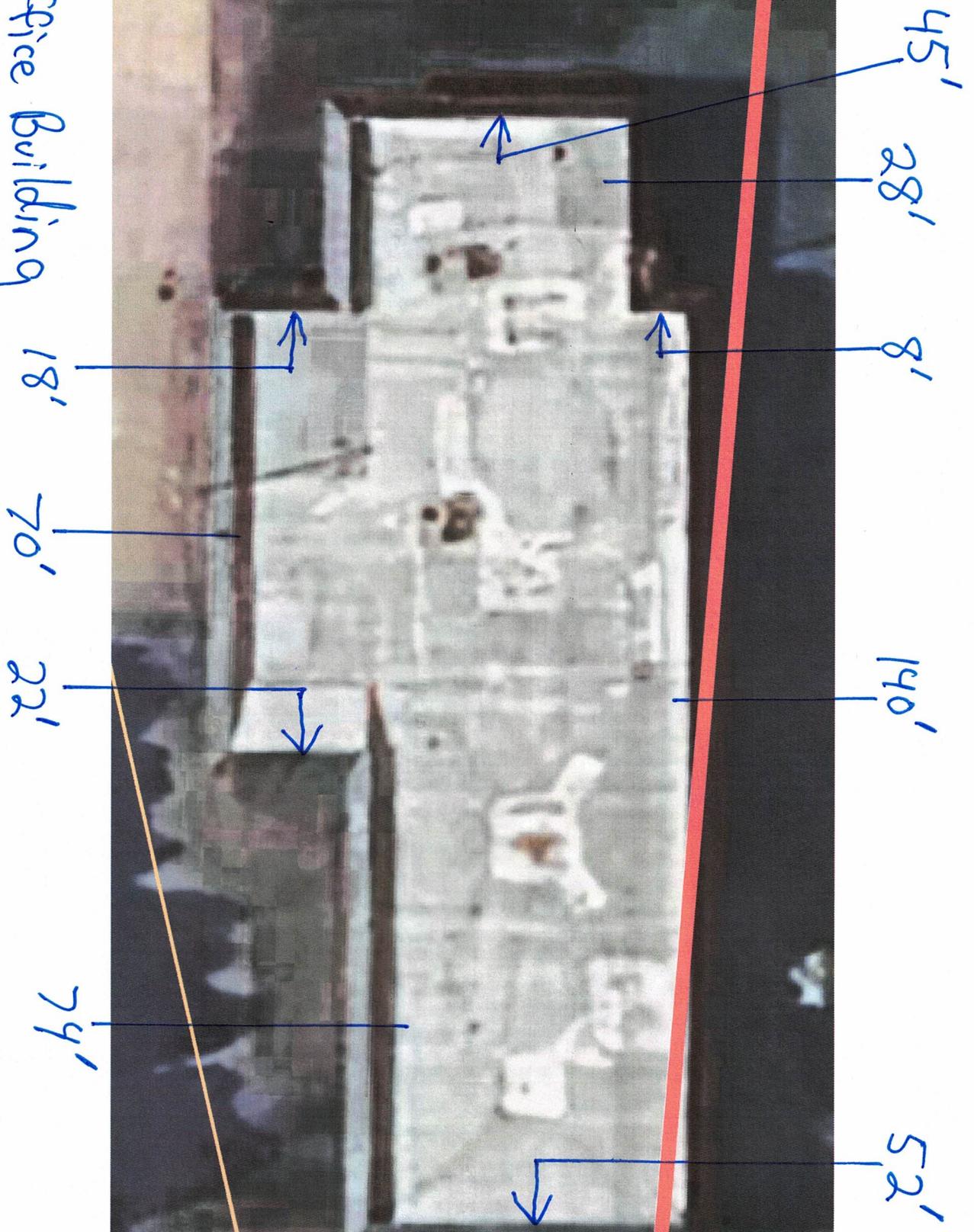
Building # 6
3,040 Sq. Ft.

80'

38'

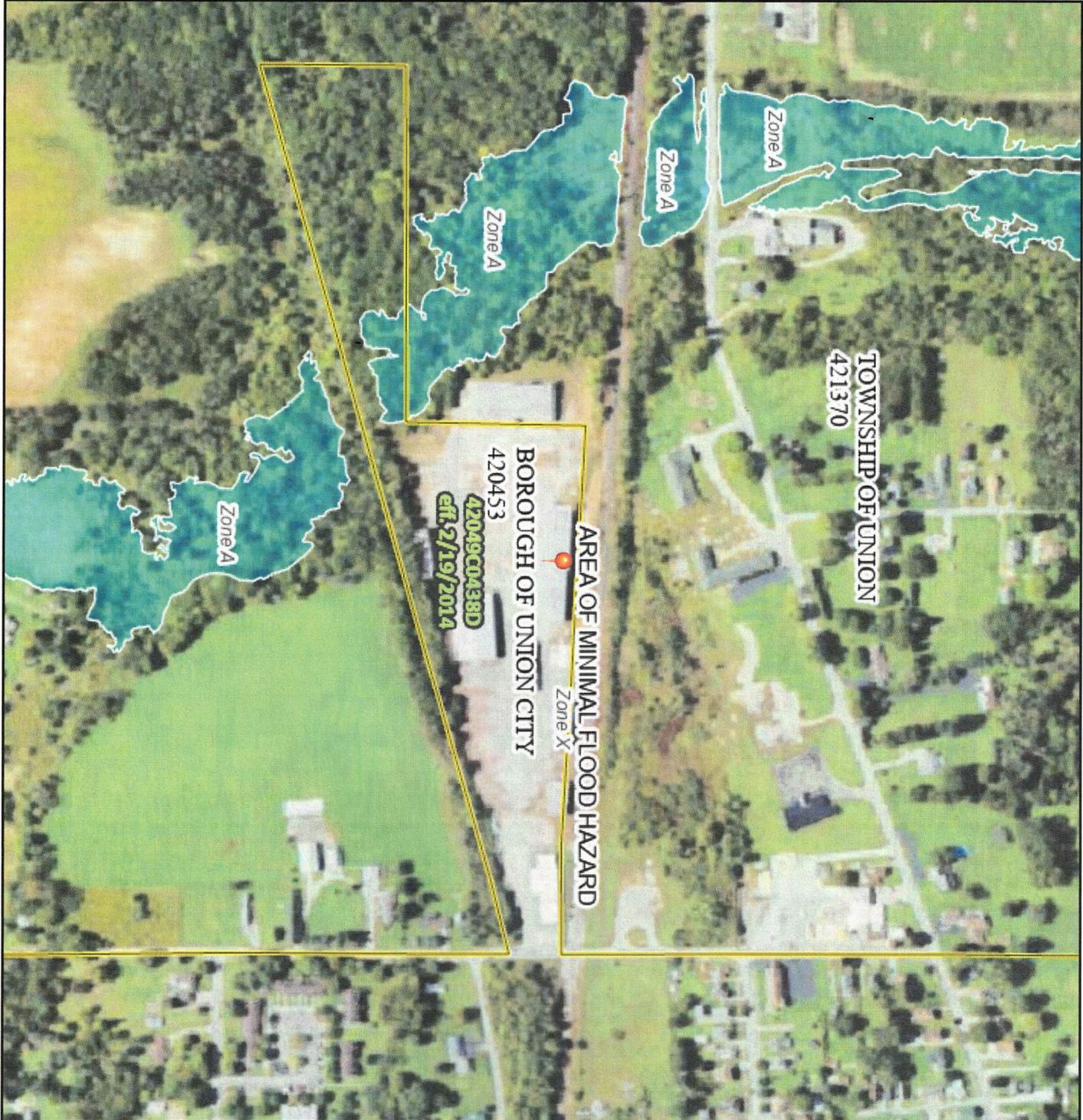


Office Building
9,940 Sq. Ft.



National Flood Hazard Layer FIRMette

79°51'54"W 41°53'59"N



79°51'16"W 41°53'32"N

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

	Without Base Flood Elevation (BFE) Zone A, V, A99
	With BFE or Depth Zone AE, AO, AH, VE, AR
	Regulatory Floodway

	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with draining areas of less than one square mile Zone 7
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee, See Notes, Zone X
	Area with Flood Risk due to Levee Zone D

	Area of Minimal Flood Hazard Zone X
	Effective LOMRS
	Area of Undetermined Flood Hazard Zone D

	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall

	Cross Sections with 1% Annual Chance
	Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
	Jurisdiction Boundary
	Coastal Transect Baseline
	Profile Baseline
	Hydrographic Feature

	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 12/29/2025 at 6:18 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRW panel number, and FIRW effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.