



UNION CITY, ERIE COUNTY, PA
COMMERCIAL / INDUSTRIAL PROPERTY FOR SALE

18 6TH AVENUE



Price: \$2,400,000

MLS#: WB-103084

47 +/- acre commercial / industrial property featuring approximately **82,428 square feet** of building space. Property is serviced by **Natural Gas, Public Water & Sewer, and Three-Phase Electric**. Office building is **turnkey including HVAC**. Ideal for manufacturing, warehousing, distribution, or industrial operations.

Michael T. Roan Real Estate

426 Pine Street, Williamsport, PA 17701

(570) 419-0380

MichaelTRoanRealEstate@gmail.com

RoanRealEstate.com

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

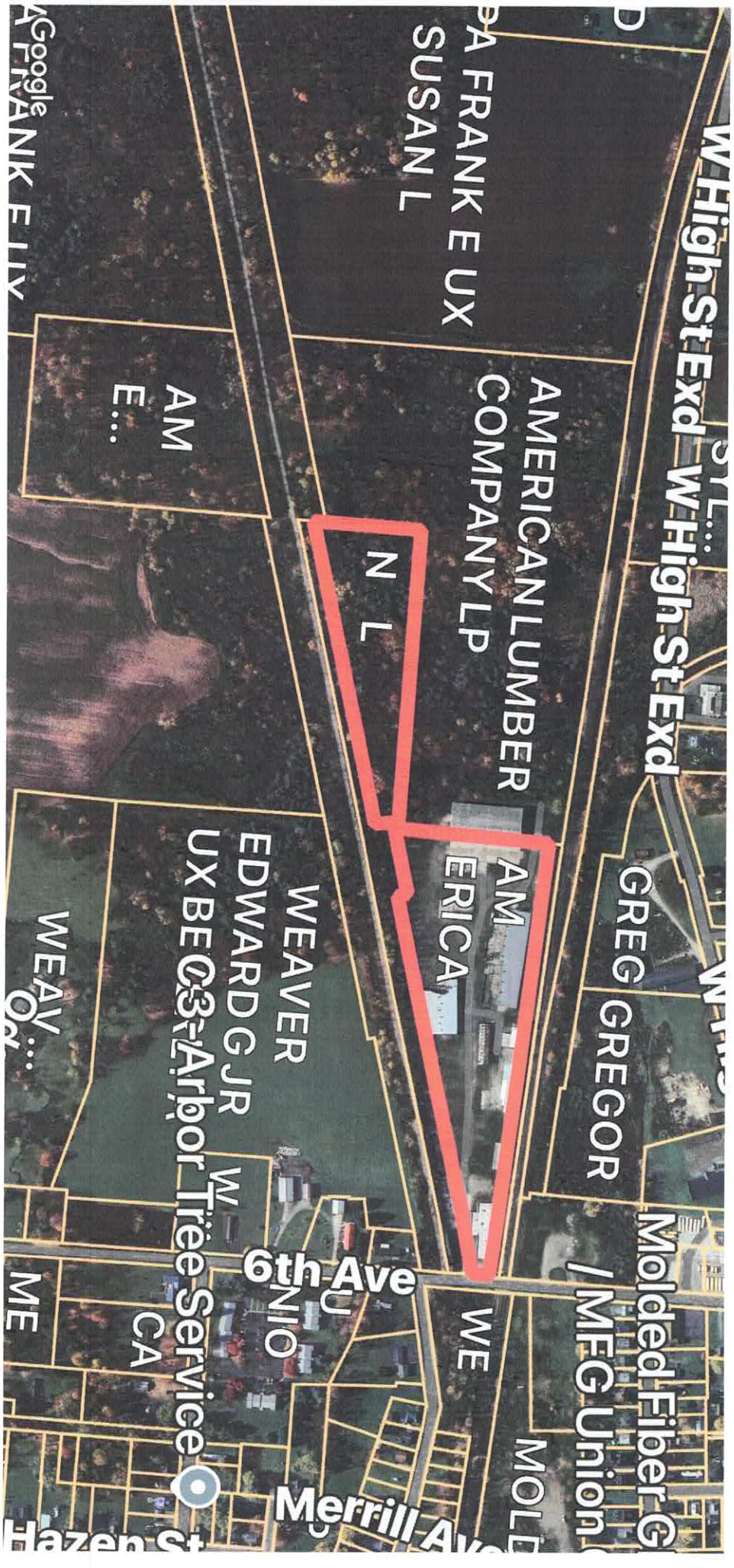
The property is serviced by Natural Gas, Public Water, Sewer and Three Phase electric. The office building is in excellent condition and has central air.

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



Google
RAIL

DAVIDSON

Building #2

Building #5

Building #6

Office
Building

E...

ve

Baptist Church

1501

6th Ave

UN

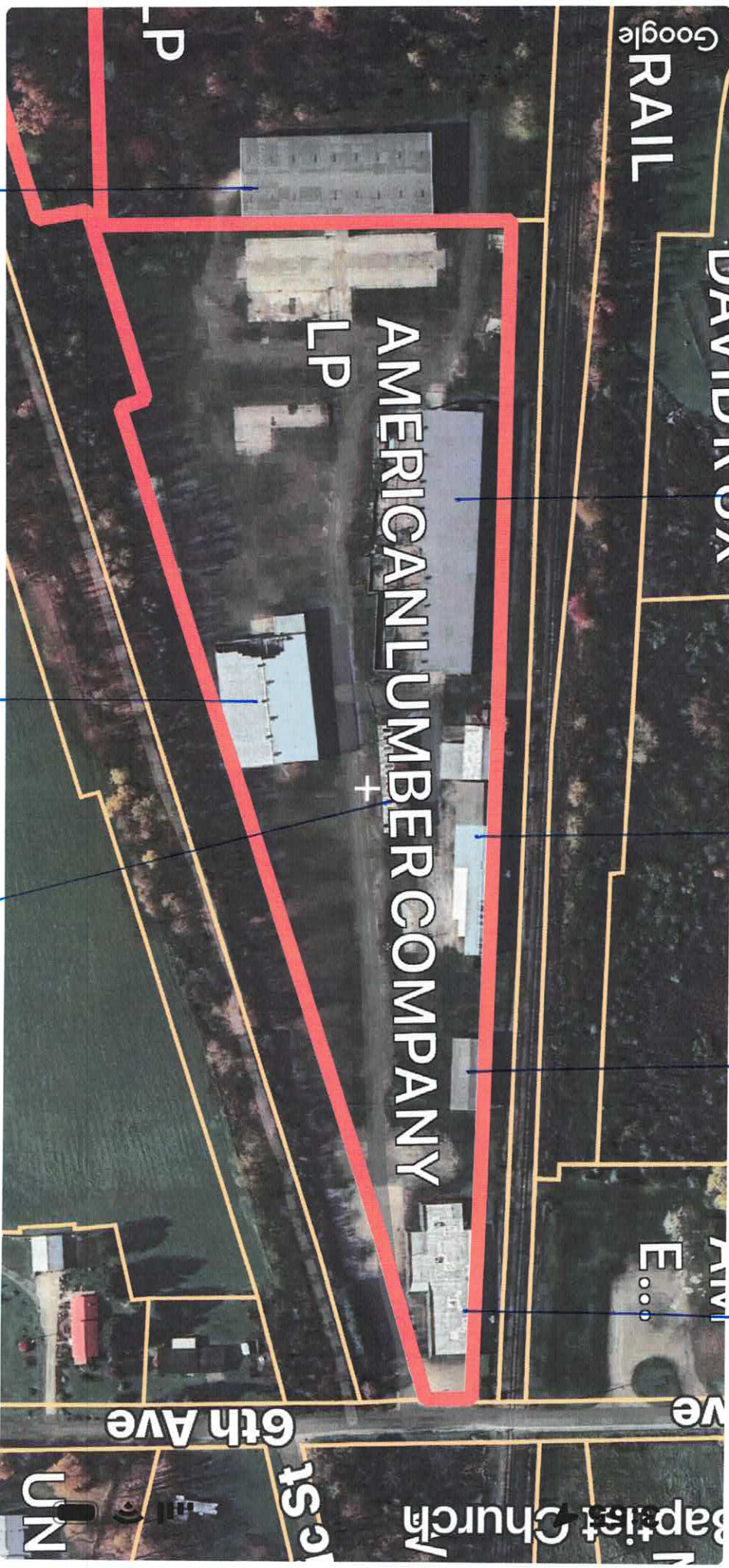
AMERICAN LUMBER COMPANY
LP

P

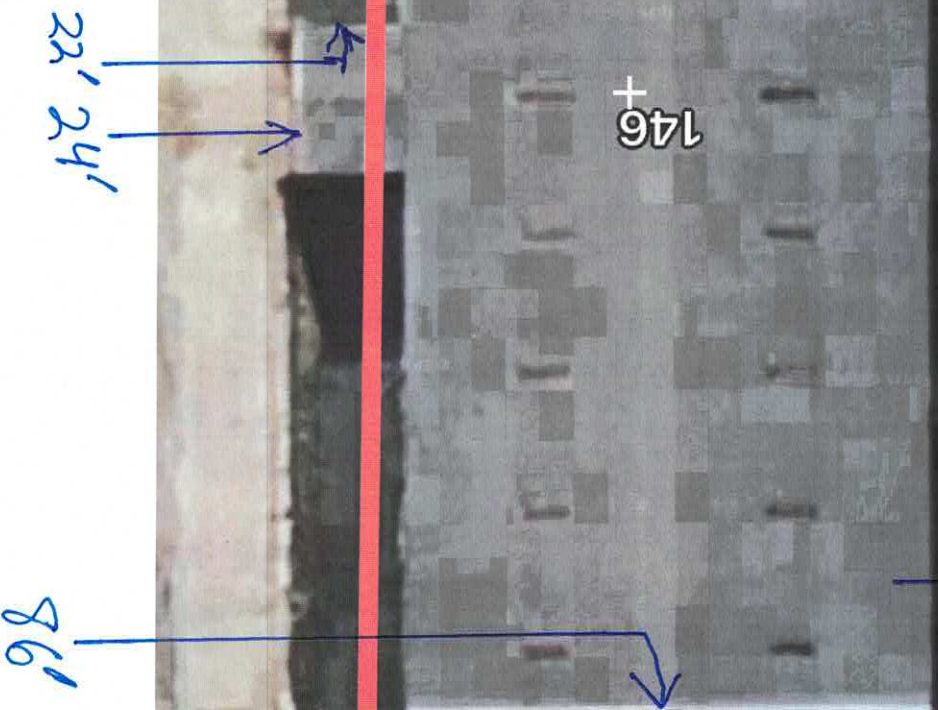
Building
#1

Building #3

Building
#4



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



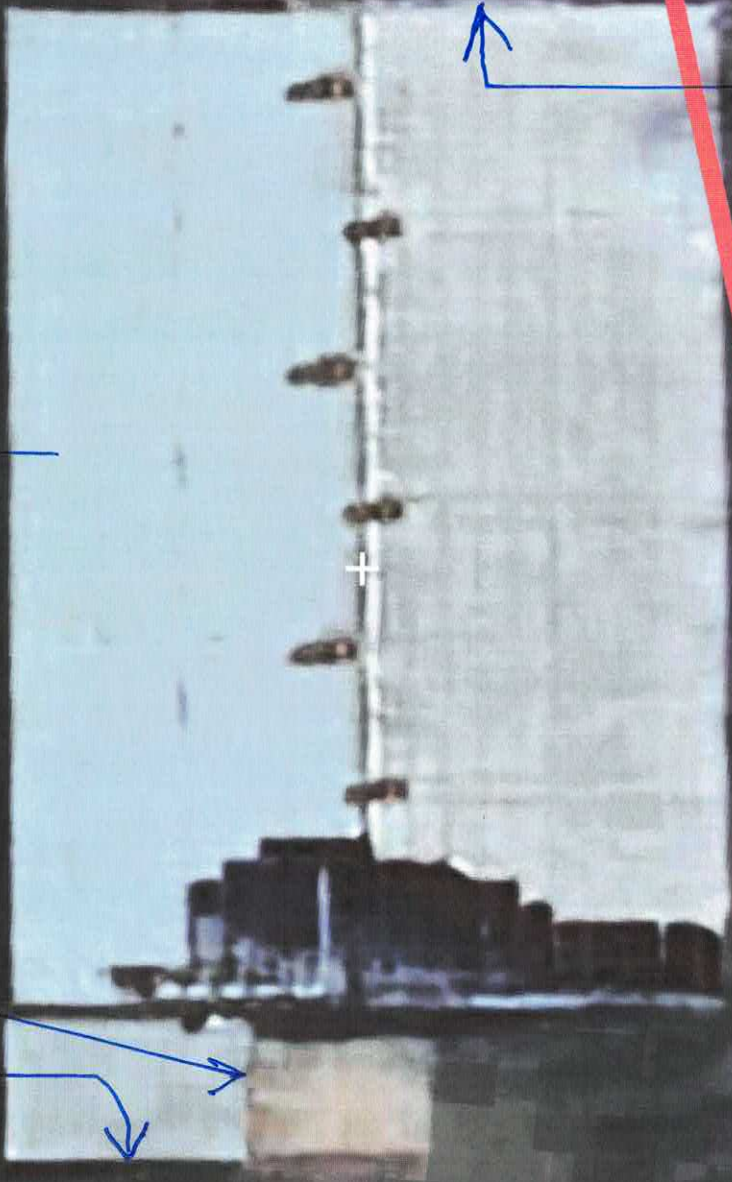
Building
#3

98'

Approximately
14,490 sq. Ft.

140'

22' 35'



Google



Building #4 3,450 sq. ft.

115'

30'

3:58



56'

190'

60'

14'

WESTERN NEW YORK & PENNSYLVANIA LLC

12'

68'

24'

22'

Building #5
15,028 Sq. Ft.

Google

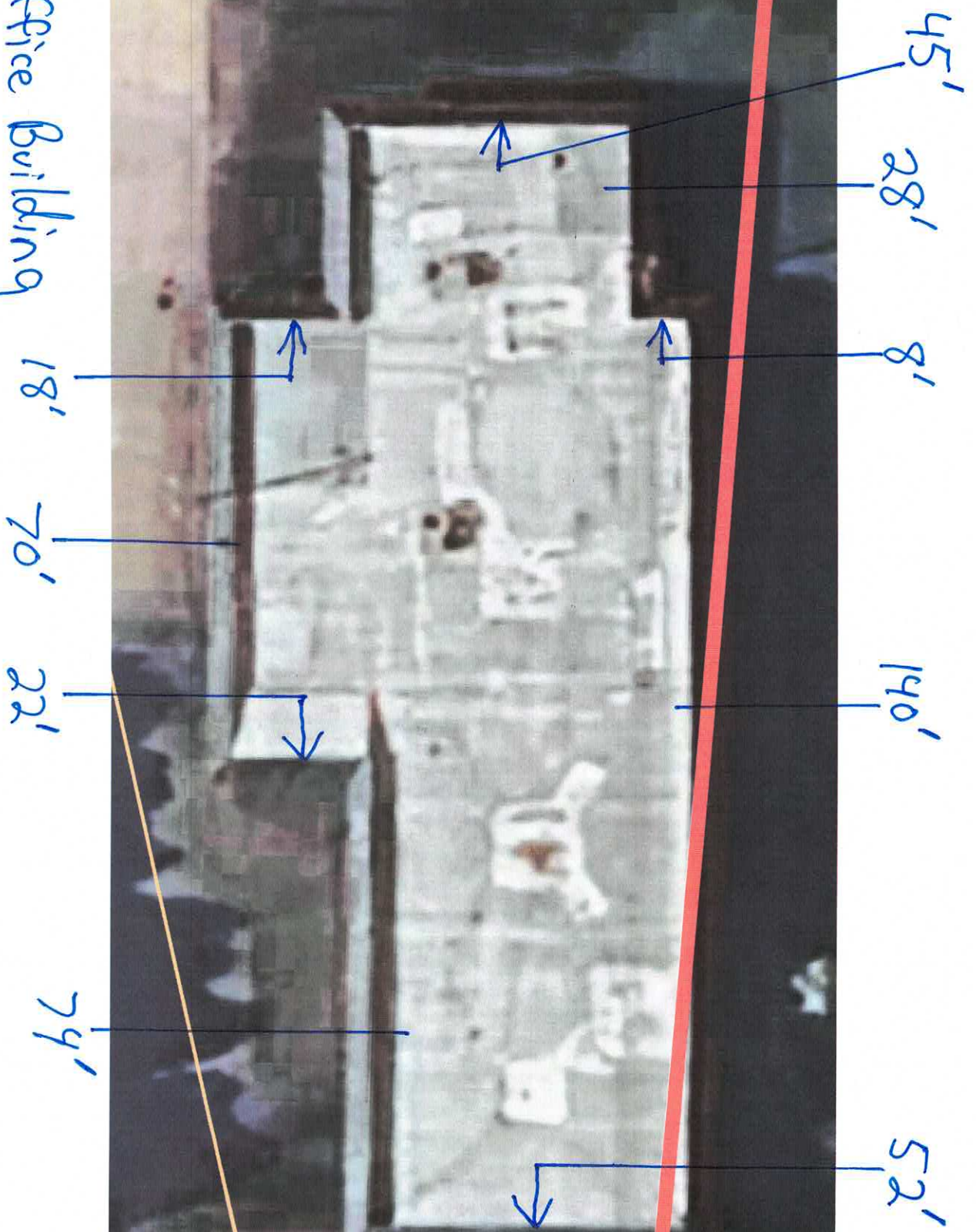
Building # 6
3,040 Sq. Ft.

80'

38'

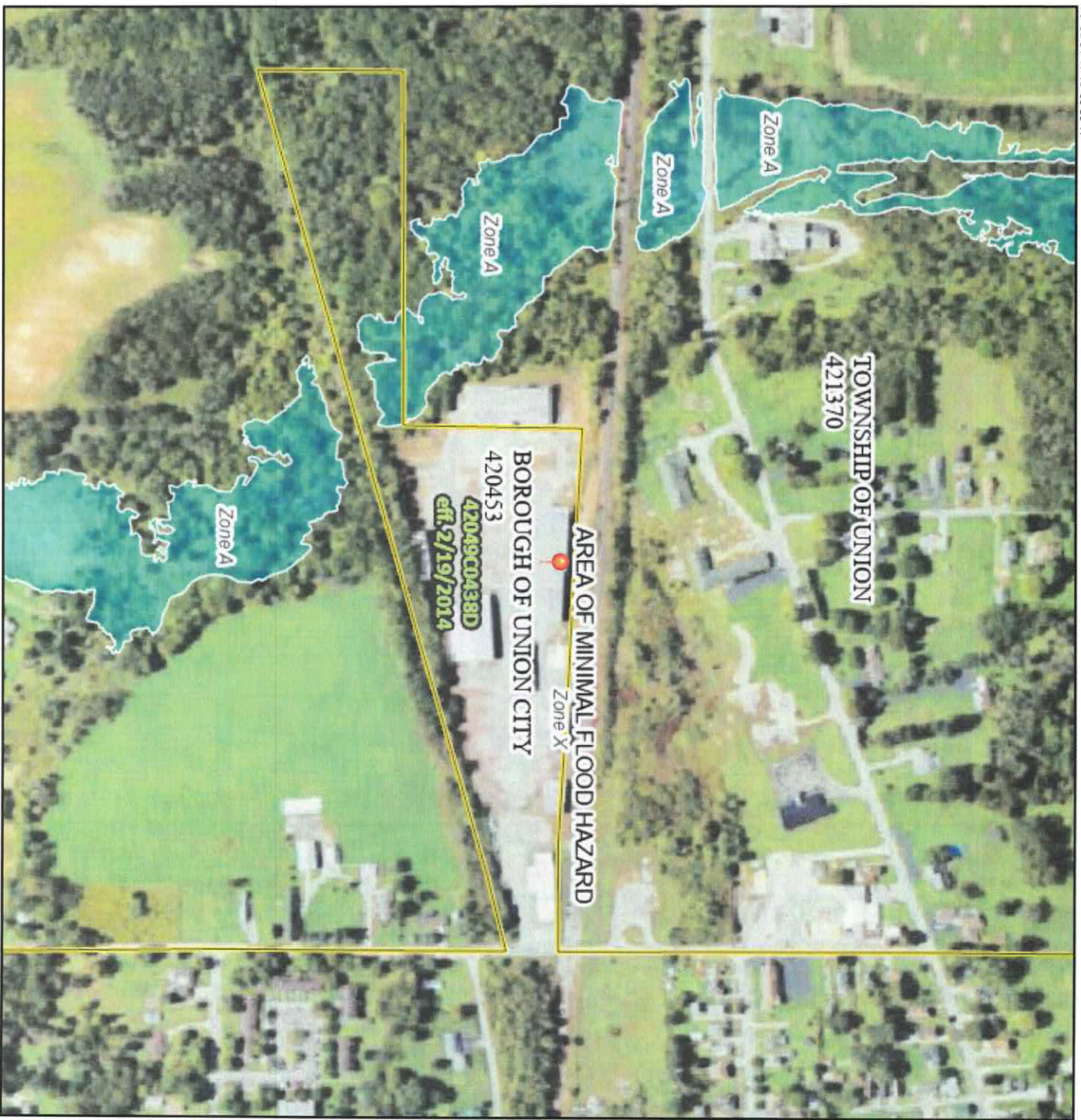


Office Building
9,940 Sq. Ft.



National Flood Hazard Layer FIRMeTte

79°51'54"W 41°53'55"N



Legend

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

SPECIAL FLOOD HAZARD AREAS	 Without Base Flood Elevation (BFE) Zone A, X, A199 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 Z
 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

OTHER AREAS OF FLOOD HAZARD	 No Screen Area of Minimal Flood Hazard Zone X
OTHER AREAS	 Effective LOMRS
GENERAL STRUCTURES	 Area of Undetermined Flood Hazard Zone X
	 Channel, Culvert, or Storm Sewer
	 Levee, Dike, or Floodwall

OTHER FEATURES	 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

MAP PANELS	 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, FIRRM panel number, and FIRRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.