

TURNKEY BAR WITH LIQUOR LICENSE & 5,119± SF BUILDING WITH PARKING LOT

For Sale | Girard Cafe | 103 Main Street W. | Girard, PA 16417

SBRE
SHERRY BAUER REAL ESTATE SERVICES



OFFERING SUMMARY

Sale Price:	\$430,000
Building Size:	5,119± SF
1st Floor Bar / Tavern:	2,999± SF
2nd Floor - 3 Apartments:	2,120± SF
Lot Size:	0.1975± Acres
Year Built:	1900
Zoning:	C-1 Commercial (Central Business)
Township:	Girard Borough
Tax ID Numbers:	23-015-052.0-036.00 23-015-052.0-040.01

3D Tour



Offering Website



PROPERTY HIGHLIGHTS

- Highly Profitable Bar With PA Liquor License & Real Property Available
- Own The Girard Cafe!
- Sale Includes Real Property, PA Liquor License, All Equipment & Goodwill
- 5,119± SF Mixed-Use Building With Newer Rubber Roof & Public Utilities
- 2,999± SF First Floor, Established Bar/Tavern
- Bar Seating For ±21, Table Seating For 35+, Gaming Area, Pool Table Area, 4 Restrooms, Office & Storage Area With Walk-In Cooler
- 3D Tour, Floor Plan & Equipment List Available
- Turnkey & Fully Staffed With Minimal Owner Involvement
- Owner Training & Transitional Assistance Available
- 2,120± SF Second Floor - 3 Apartments
(1) 2 Bedroom, 1 Bath, (1) 1 Bedroom, 1 Bath & (1) Efficiency
- Two Parcels Totaling 0.2± Acres Including A Large Paved, Private Parking Lot
- Located In The Heart Of Downtown Girard Along Route 20 / Main Street With 11,000 Average Daily Traffic (PennDOT 2025 Count Year)

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

TURNKEY BAR WITH LIQUOR LICENSE & 5,119± SF BUILDING WITH PARKING LOT

For Sale | Girard Cafe | 103 Main Street W. | Girard, PA 16417

SBRE
SHERRY BAUER REAL ESTATE SERVICES



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

TURNKEY BAR WITH LIQUOR LICENSE & 5,119± SF BUILDING WITH PARKING LOT

For Sale | Girard Cafe | 103 Main Street W. | Girard, PA 16417

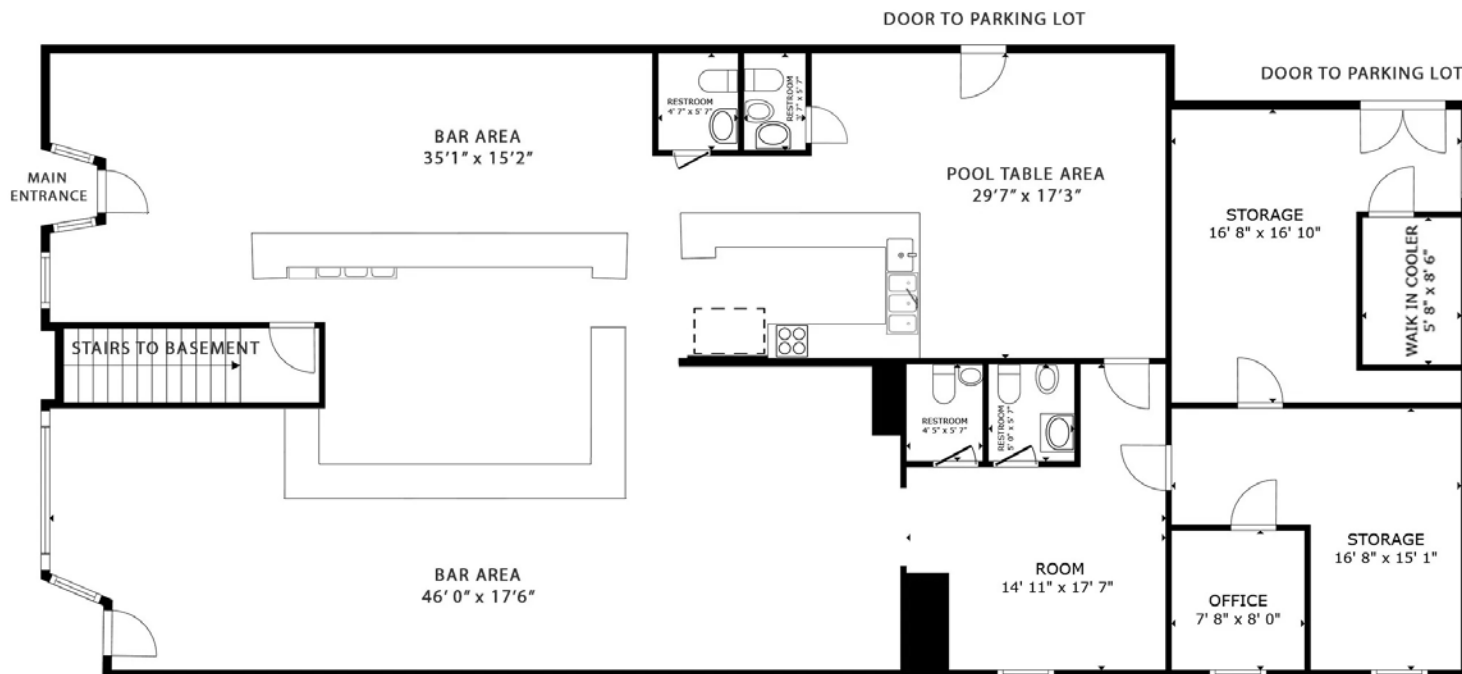
SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



Floor Plan

Girard Cafe | 103 Main Street West - Girard, PA 16417



First Floor Commercial Unit:
2,999± SF Gross External Area
2,791± SF Gross Internal Area

Whole Building:
5,119± SF Gross External Area

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Gross external area per Assessor. Gross internal area measured by Matterport software. Measurement accuracy is within 2% of reality.

©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Plan Data: ©2026 Matterport.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

TURNKEY BAR WITH LIQUOR LICENSE &
5,119± SF BUILDING WITH PARKING LOT

For Sale | Girard Cafe | 103 Main Street W. | Girard, PA 16417

SBRE
SHERRY BAUER REAL ESTATE SERVICES



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

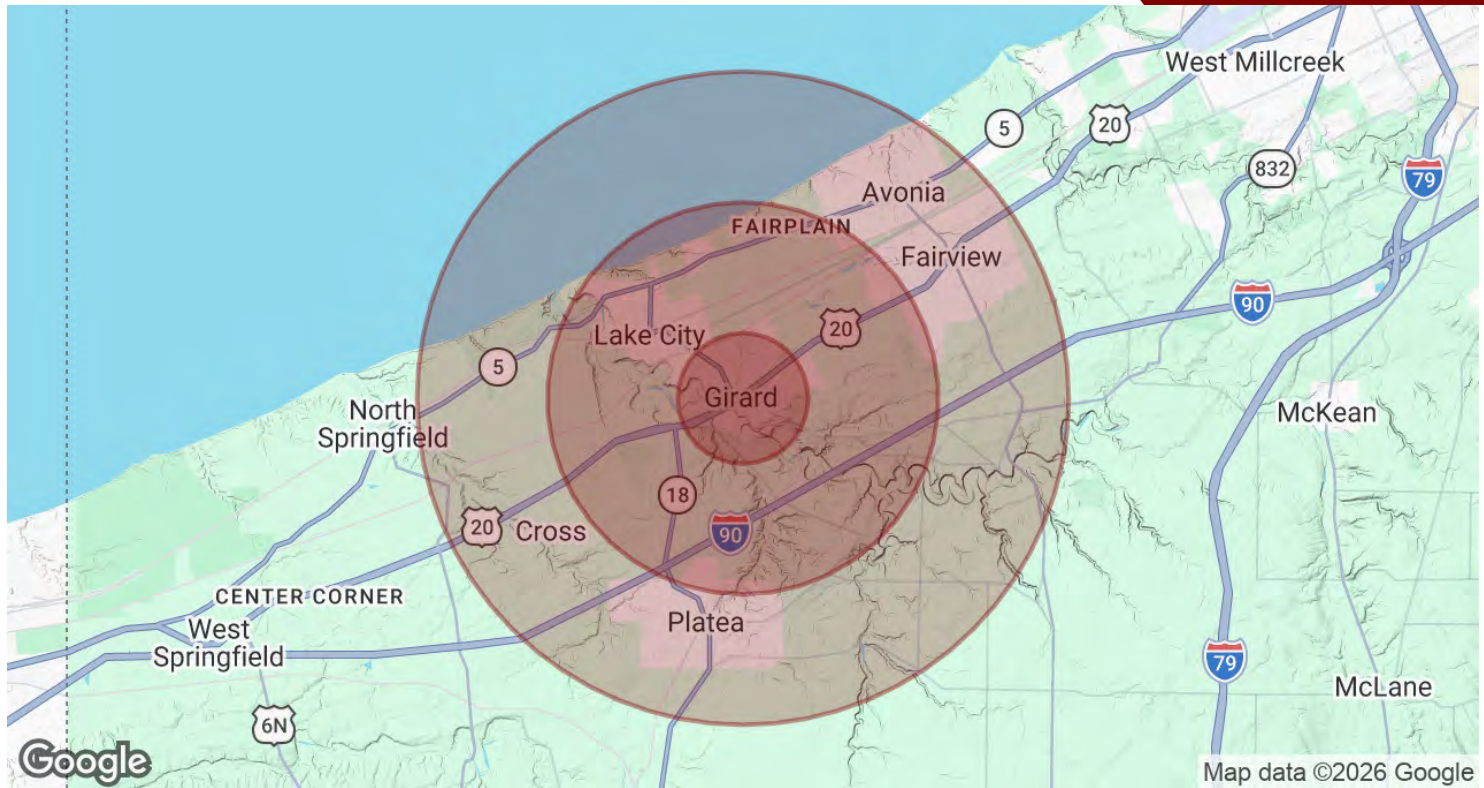
www.sherrybauerrealestate.com

©2026 SBRE - Sherry Bauer Real Estate. The information above has been obtained from sources believed reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness.

TURNKEY BAR WITH LIQUOR LICENSE & 5,119± SF BUILDING WITH PARKING LOT

For Sale | Girard Cafe | 103 Main Street W. | Girard, PA 16417

SBRE
SHERRY BAUER REAL ESTATE SERVICES



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,846	10,200	16,777
Average Age	47.5	44.9	44.4
Average Age (Male)	47.2	43.2	42.7
Average Age (Female)	48.7	45.9	45.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,442	4,569	7,074
# Of Persons Per HH	2.0	2.2	2.4
Average HH Income	\$85,306	\$87,693	\$97,282
Average House Value	\$170,749	\$174,856	\$203,903
TRAFFIC COUNTS			
Route 20 / Main Street	11,000/day		

2023 American Community Survey (ACS). Traffic Counts: PennDOT AADT, 2025 Count Year.

FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

Girard Café, Inc

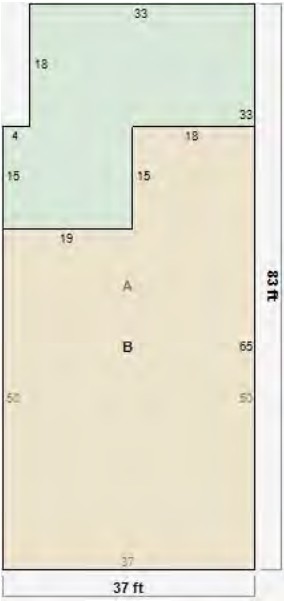
Equipment List

QTY	Description	Manufacturer
1	4 Door Cooler	United
2	2 Basket Fryer	Wells
1	Ancillary Hood	
1	Cast Iron Table Top Grill/2 Burner	
1	Pizza Oven	Pizzazzip
2	3 Compartment Sink	
1	Handwashing Sink	
1	Ice Machine (New)	Atosa
1	3 Keg Draft System (New)	Intertek
3	Ceiling Fans	
2	Window AC Units (Both New)	
1	Ice Bin	
1	6x9 Walk-In Cooler	Gleokler Refrigerator Co
1	2 Unit Beer Cooler	Perlick
1	4 Unit Beer Cooler	Perlick

Address: 103 MAIN ST W		Owner: SEEBACHER COLLEEN S	Parcel: 23015052003600
Parcel Profile			
Address		103 MAIN ST W	
Street Status		PAVED SIDEWALK	
School District		GIRARD SCHOOL	
Acreage		0.0789	
Classification		C	
Land Use Code		RESTAURANTS, STORES (RETAIL)	
Legal Description		103 MAIN ST W 40.44X86.7	
Square Feet		5119	
Topo		LEVEL	
Utility		ALL PUBLIC	
Zoning		Please contact your municipal zoning officer	
Deed Book		2025	
Deed Page		019284	
2026 Tax Values			
Land Value / Taxable		10,300 / 10,300.00	
Building Value / Taxable		100,600 / 100,600.00	
Total Value / Taxable		110,900 / 110,900.00	
Clean & Green		Inactive	
Homestead Status		Inactive	
Farmstead Status		Inactive	
Lerta Amount		0	
Lerta Expiration Year		0	
Commercial Data			
Card 1		DOWNTOWN ROW TYPE	
		Business Living Area - 5119	
		Year Built - 1900	
		Improvement Name - GIRARD CAFE	
		Value - 100580	

Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
10/30/2025	SEEBACHER PAUL M III	SEEBACHER COLLEEN S	LAND & BUILDING	0	2025 / 019284	FIDUCIARY DEED
4/28/1999		SEEBACHER PAUL M III		0	0632 / 1707	

Parcel Sketches
Commercial Card 1



A	MAIN	1110 square feet
B	MAIN	2999 square feet
C	MAIN	2120 square feet

Parcel Images



Please note: this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	769.65	431.40	2550.70	0	3751.75
2025	733.05	320.50	2438.69	0	3492.24
2024	733.05	320.50	2327.79	0	3381.34
2023	660.96	209.60	2216.89	0	3087.45
2022	660.96	209.60	2111.54	0	2982.10
2021	660.96	209.60	2036.12	0	2906.68
2020	633.24	209.60	2000.64	0	2843.48
2019	633.24	209.60	2000.64	0	2843.48
2018	599.97	209.60	1935.21	0	2744.78
2017	599.97	209.60	1869.77	0	2679.34
2016	572.24	209.60	1803.23	0	2585.07
2015	546.74	209.60	1741.13	0	2497.47
2014	546.74	209.60	1694.55	0	2450.89
2013	546.74	154.15	1644.65	0	2345.54
2012	673.37	198.11	1987.82	0	2859.30
2011	673.37	198.11	1939.96	0	2811.44
2010	673.37	198.11	1863.16	0	2734.64
2009	606.59	198.11	1786.37	0	2591.07

Address: MAIN ST W		Owner: SEEBACHER COLLEEN S		Parcel: 23015052004001		
Parcel Profile						
Address		0 MAIN ST W				
Street Status		LANDLOCKED				
School District		GIRARD SCHOOL				
Acreage		0.1186				
Classification		C				
Land Use Code		COMMERCIAL PARKING LOT				
Legal Description		MAIN ST W OFF PCL A 58.5X89.10IRR				
Topo		LEVEL				
Utility		ALL PUBLIC				
Zoning		Please contact your municipal zoning officer				
Deed Book		2025				
Deed Page		019284				
2026 Tax Values						
Land Value / Taxable		7,800 / 7,800.00				
Building Value / Taxable		6,900 / 6,900.00				
Total Value / Taxable		14,700 / 14,700.00				
Clean & Green		Inactive				
Homestead Status		Inactive				
Farmstead Status		Inactive				
Lerta Amount		0				
Lerta Expiration Year		0				
Other Buildings & Yards						
No OBY Data Found						
Sales History						
Sale Date	From	To	Type	Price	Book / Page	Other Info
10/30/2025	SEEBACHER PAUL M III	SEEBACHER COLLEEN S	LAND & BUILDING	0	2025 / 019284	FIDUCIARY DEED
4/28/1999		SEEBACHER PAUL M III		0	0632 / 1707	

Parcel Sketches

Invalid Parcel Number or No Sketches on File

Parcel Images



Please note: this tab is for informational purposes only and may not show all delinquencies, see the Taxes tab for more accurate delinquent taxes due.

Annual Taxes

Attention City of Erie Residents

Please be advised that due to the recent change in the billing cycle for the City of Erie school taxes, the total for Year 2012 (school tax column) will now include the total amounts for both the 2011-12 AND the 2012-13 tax years.

Year	County	City/Township	School	Library	Total
2026	102.02	57.18	338.10	0	497.30
2025	97.17	42.48	323.25	0	462.90
2024	97.17	42.48	308.55	0	448.20
2023	87.61	27.78	293.85	0	409.24
2022	87.61	27.78	279.89	0	395.28
2021	87.61	27.78	269.89	0	385.28
2020	83.94	27.78	265.19	0	376.91
2019	83.94	27.78	265.19	0	376.91
2018	79.53	27.78	256.52	0	363.83
2017	79.53	27.78	247.84	0	355.15
2016	75.85	27.78	239.02	0	342.65
2015	72.47	27.78	230.79	0	331.04
2014	72.47	27.78	224.62	0	324.87
2013	72.47	20.43	218.00	0	310.90
2012	66.55	19.58	196.46	0	282.59
2011	66.55	19.58	191.73	0	277.86
2010	66.55	19.58	184.14	0	270.27
2009	59.95	19.58	176.55	0	256.08

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

PROPERTY

OWNER Colleen S. Seebacher

Owner is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties that a buyer may wish to obtain**. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing real estate broker (Agent for Owner), any real estate broker, or their agents.

Property Type: ☒ Office ☐ Retail ☐ Industrial ☐ Multi-family ☐ Land ☐ Institutional
☒ Hospitality ☐ Other: _____

1. **OWNER'S EXPERTISE** Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows: _____

2. **OCCUPANCY** Do you, Owner, currently occupy the Property? ☒ Yes ☒ No
 If no, when did you last occupy the Property? _____

3. DESCRIPTION

(A) Land Area: _____

(B) Dimensions: _____

(C) Shape: _____

(D) Building Square Footage: _____

4. PHYSICAL CONDITION

(A) Age of Property: _____

Additions: _____

(B) Roof

1. Age of roof(s): Under 10 years old ☐ Unknown

2. Type of roof(s): Asph/Flt

3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No

4. Has the roof ever leaked during your ownership? ☒ Yes ☐ No repaired

5. Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No

Explain any yes answers you give in this section: _____

(C) Structural Items, Basements and Crawl Spaces

1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No

2. Does the Property have a sump pump? ☐ Yes ☒ No

3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

☐ Yes ☒ No

4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? ☐ Yes ☒ No

Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the repairs or other actions that were done, if known: _____

(D) Mechanical Systems

1. Type of heating system: ☒ Gas ☐ Oil ☐ Electric ☐ Radiant

☐ Other: _____

2. Location of heating system: _____

3. Natural Gas
no chimneys

4. N/A

5. gas



CS

5. ENVIRONMENTAL

(A) Soil Conditions

1. Are you aware of any fill or expansive soil on the Property? ☐ Yes ☒ No
If yes, were soil compaction tests done? ☐ Yes ☐ No If yes, by whom? _____
2. Are you aware of any sliding, settling, earthmovement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property? ☐ Yes ☒ No
3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property? ☐ Yes ☒ No

Explain any yes answers you give in this section: _____

(B) Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?
Asbestos material: ☐ Yes ☒ No
Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☒ No
Discoloring of soil or vegetation: ☐ Yes ☒ No
Oil sheen in wet areas: ☐ Yes ☒ No
Contamination of well or other water supply: ☐ Yes ☒ No
Proximity to current or former waste disposal sites: ☐ Yes ☒ No
Proximity to current or former commercial or industrial facilities: ☐ Yes ☒ No
Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No
Radon levels above 4 pico curies per liter: ☐ Yes ☒ No
Use of lead-based paint: ☐ Yes ☒ No
Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.
Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
If yes, list all available reports and records: _____

2. To your knowledge, has the Property been tested for any hazardous substances? ☐ Yes ☒ No
3. Are you aware of any storage tanks on the Property? ☐ Yes ☒ No ☐ Aboveground ☐ Underground
Total number of storage tanks on the Property: _____ Aboveground _____ Underground
Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? ☐ Yes ☐ No
If no, identify any unregistered storage tanks: _____
Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? ☐ Yes ☐ No
Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage tank? ☐ Yes ☐ No
Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? ☐ Yes ☐ No Explain: _____

Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
☐ Yes ☐ No
If yes, have you reported the release to and corrective action to any governmental agency? ☐ Yes ☐ No
Explain: _____

4. Do you know of any other environmental concerns that may have an impact on the Property? ☐ Yes ☒ No
Explain any yes answers you give in this section: _____

Buyer Initials: _____

CPI Page 3 of 7

Owner Initials: CS

6. Type of plumbing: ☐ Copper ☐ Galvanized ☐ Lead ☐ PVC ☒ Unknown
☐ Other: _____
7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? ☐ Yes ☒ No
 If yes, explain: _____
8. Type of air conditioning: ☒ Central Electric ☐ Central Gas ☐ Wall ☐ None Capacity: _____
 List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: _____ AMP ☒ 220 Volt ☐ 3-phase ☒ 1-phase ☐ KVA: _____
☐ Other: _____
 Transformers: _____ Type: 120/240 volt
 Are you aware of any problems or repairs needed in the electrical system? ☐ Yes ☒ No
 If yes, explain: _____
10. Are you aware of any problems with any item in this section that has not already been disclosed? ☐ Yes ☒ No
 If yes, explain: _____

(E) Site Improvements

1. Are you aware of any problems with storm-water drainage? ☐ Yes ☒ No
2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retaining walls on the Property? ☐ Yes ☒ No
3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the date and person by whom any repairs were done, if known: _____

(F) Other Equipment

1. Exterior Signs: ☒ Yes ☐ No How many? 1 Number Illuminated: _____
2. Elevators: ☐ Yes ☒ No How many? _____ Cable ☐ Hydraulic rail
 Working order? ☐ Yes ☐ No Certified through (date) _____
 Date last serviced _____
3. Skylights: ☐ Yes ☒ No How many? _____
4. Overhead Doors: ☐ Yes ☒ No How many? _____ Size: _____
5. Loading Docks: ☐ Yes ☒ No How many? _____ Levelers: ☐ Yes ☐ No
6. At grade doors: ☒ Yes ☒ No How many? 2
7. Are you aware of any problems with the equipment listed in this section? ☐ Yes ☒ No
 If yes, explain: _____

(G) Fire Damage

1. To your knowledge, was there ever a fire on the Property? ☐ Yes ☒ No
2. Are you aware of any unrepaired fire damage to the Property and any structures on it? ☐ Yes ☒ No
 If yes, explain location and extent of damage: _____

(H) Are you aware of any problems with water and sewer lines servicing the Property? ☐ Yes ☒ No

If yes, explain: _____

(I) Alarm/Safety Systems

1. Fire: ☐ Yes ☐ No In working order? ☐ Yes ☐ No
 If yes, connected to: Fire Department ☐ Yes ☐ No Monitoring Service: ☐ Yes ☐ No
2. Fire extinguishers: ☒ Yes ☐ No
3. Smoke: ☐ Yes ☒ No In working order? ☐ Yes ☐ No
4. Sprinkler: ☐ Yes ☒ No Inspected/certified? ☐ Yes ☐ No
☐ Wet ☐ Dry Flow rate: _____
5. Security: ☒ Yes ☐ No In working order? ☒ Yes ☐ No
 If yes, connected to: Police Department ☒ Yes ☐ No Monitoring Service ☒ Yes ☐ No
6. Are there any areas of the Property that are not serviced by the systems in this section? ☒ Yes ☐ No
 If yes, explain: NO alarm in parking lot.

Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: CS

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? ☐ Yes ☒ No
 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? ☐ Yes ☒ No
 3. Is the Property currently under contract by a licensed pest control company? ☒ Yes ☐ No
 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

(D) Natural Hazards/Wetlands

1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? ☐ Yes ☒ No
 2. Do you know of any past or present drainage or flooding problems affecting the Property? ☐ Yes ☒ No
 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

6. UTILITIES

(A) Water

1. What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property
☐ Other: _____
2. If the Property's source of water is not public:
When was the water last tested? _____
What was the result of the test? _____
Is the pumping system in working order? ☐ Yes ☐ No
If no, explain: _____
3. Is there a softener, filter, or other purification system? ☐ Yes ☒ No
If yes, is the system: ☐ Leased ☐ Owned
4. Are you aware of any problems related to the water service? ☐ Yes ☒ No
If yes, explain: _____

(B) Sewer/Septic

1. What is the type of sewage system? ☒ Public Sewer ☐ Community Sewer ☐ On-site (or Individual) sewage system
If on-site, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown
☐ Other (specify): _____
2. Is there a septic tank on the Property? ☐ Yes ☒ No ☐ Unknown
If yes, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown
☐ Other (specify): _____
3. When was the on-site sewage disposal system last serviced? _____
4. Is there a sewage pump? ☐ Yes ☒ No
If yes, is it in working order? ☐ Yes ☐ No
5. Are you aware of any problems related to the sewage system? ☐ Yes ☐ No
If yes, explain: _____

(C) Other Utilities

The Property is serviced by the following: ☒ Natural Gas ☒ Electricity ☒ Telephone
☐ Other: _____

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property? ☒ Yes ☐ No
If yes, type: _____
- (B) Are ISDN lines included with the sale of the Property? ☐ Yes ☐ No
- (C) Is the Property equipped with satellite dishes? ☐ Yes ☒ No
If yes, how many? _____
Location: _____
- (D) Is the Property equipped for cable TV? ☒ Yes ☐ No
If yes, number of hook-ups: _____
Location: _____
- (E) Are there fiber optics available to the Property? ☐ Yes ☐ No Is the building wired for fiber optics? ☐ Yes ☐ No
Does the Property have T1 or other capability? ☐ Yes ☐ No *unknown*

Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: *CS*

225 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

226 (A) Compliance, Building Codes & OSHA

- 227 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? ☐ Yes ☒ No
- 228 ☐ Yes ☒ No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☒ No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☒ No
- 231 4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☒ No
- 232 5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☒ No

233 Explain any yes answers you give in this section:

234

235

236 (B) Condemnation or Street Widening

- 237 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? ☐ Yes ☒ No

238 ☐ Yes ☒ No

239 If yes, explain:

240

241

242 (C) Zoning

- 243 1. The Property is currently zoned Girard Basegold by the (county, ZIP) Erie 16417
- 244 ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- 245 2. Current use is: ☒ conforming ☐ non-conforming ☐ permitted by variance ☐ permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? ☐ Yes ☒ No

247 If yes, explain:

- 248
- 249 (D) Is there an occupancy permit for the Property? ☐ Yes ☒ No

- 250 (E) Is there a Labor and Industry Certificate for the Property? ☐ Yes ☒ No

251 If yes, Certificate Number is:

- 252 (F) Is the Property a designated historic or archeological site? ☐ Yes ☒ No

253 If yes, explain:

254

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? ☐ Yes ☒ No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property? ☐ Yes ☒ No
- 258 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official records of the county recorder where the Property is located? ☐ Yes ☒ No
- 259 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? ☐ Yes ☒ No
- 260 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No
- 261 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
- 262 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
- 263 (H) Are you aware of any insurance claims filed relating to the Property? ☐ Yes ☒ No

264 Explain any yes answers you give in this section:

265

266

267

268

269

270

271

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property? ☒ Yes ☒ No #3

274 If yes, number of residential dwelling units:

275 Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

276

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☐ Yes ☒ No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? ☐ Yes ☒ No
- 280 (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☒ No
- 281 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? ☐ Yes ☒ No

282

283 Buyer Initials: _____

CPI Page 5 of 7

Owner Initials: CS

- (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☒ No
(F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease terms, etc.)? ☐ Yes ☒ No
(G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months? ☐ Yes ☒ No
(H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? ☐ Yes ☒ No
(I) Are you currently involved in any type of dispute with any tenant? ☐ Yes ☒ No
Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:

12. DOMESTIC SUPPORT LIEN LEGISLATION

- (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a domestic relations office in any Pennsylvania county? ☐ Yes ☒ No
If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:

13. LAND USE RESTRICTIONS OTHER THAN ZONING

- (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? ☐ Yes ☒ No
Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment in the Clean and Green Program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment. The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
(B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No
Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
(C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? ☐ Yes ☒ No
Explain any yes answers you give in this section:

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

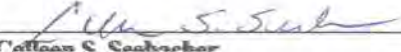
- (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other equipment, pest control). Attach additional sheet if necessary:
General Exterminating 814-864-4964
(B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary:
Doyle Security Systems 792 Calkins Rd Rochester NY 16423
866 463 6753
(C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
National Fuel 814-871-8200 Guard Borough 814-774-9683
Verizon 1-800-837-4966

Buyer Initials:

CPI Page 6 of 7

Owner Initials: CS

343 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's
344 knowledge. Owner permits Broker to share information contained in this document with prospective buyers/tenants and other real
345 estate licensees. OWNER ALONE IS RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN
346 THIS STATEMENT. Owner will notify Broker in writing of any information supplied on this form which is rendered inaccurate
347 by a change in the condition of the Property following completion of this form.

348 OWNER  DATE 7-19-26
Colleen S. Seebacher

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____

- C. Permitted Use Table. The permitted uses for each district, as shown in the following table, shall be according to the common meaning of the term or according to the definitions given in Article III through Article VI. The letter "P" designates a permitted use for that district. The letter "D" in brackets means the term is defined in this chapter. A section reference in brackets means that the use must comply with the requirements within that section in this chapter.

	Permitted Use Table							
	R-1	R-1A	R-2	R-3	C-1	C-2	M-1	FP
Public grounds [D] [§ 425-45]	P	P	P	P	P	P	P	P
Essential services [D] [§ 425-45]	P	P	P	P	P	P	P	P
Wall/fence [§ 425-15D]	P	P	P	P	P	P	P	P
Off-street loading/parking [D] [§§ 425-18, 425-19]	P	P	P	P	P	P	P	P
Signs [D] [§ 425-17]	P	P	P	P	P	P	P	P
Accessory uses [D] [§ 425-15]	P	P	P	P	P	P	P	—
Single-family dwelling [D]	P	P	P	P	—	—	—	—
Agriculture [D] [§ 425-45]	—	—	—	—	—	—	P	P
Two-family dwelling [D]	—	—	P	P	—	—	—	—
Conversion apartment [D] [§ 425-45]	—	—	P	P	—	—	—	—
Resident treatment facility [D] [§ 425-10]	—	—	P	P	P	P	—	—
Placement treatment facility [D] [§ 425-10]	—	—	P	P	P	P	—	—
Churches [D] [§ 425-45]	—	—	P	P	P	P	—	—
Multifamily dwellings [D]	—	—	—	P	P	—	—	—
Public buildings [D] [§ 425-45]	—	—	—	P	P	P	—	—
Public utility building [D] [§ 425-45]	—	—	—	—	P	P	—	—
Retail trade sales [D]	—	—	—	—	P	P	—	—
Service business [D] [§ 425-45]	—	—	—	—	P	P	—	—
Home occupation [D] [§ 425-45]	—	—	—	—	P	P	—	—
Commercial/residential structure [D] [§ 425-45]	—	—	—	—	P	P	—	—
Cemeteries	—	—	—	—	P	—	—	—
Light manufacturing [D]	—	—	—	—	—	—	P	—
Human body massage establishments [D] [Added 2-19-2001 by Ord. No. 673]	—	—	—	—	—	P	—	—
Sexually oriented business operations [D] [Added 2-19-2001 by Ord. No. 673]	—	—	—	—	—	P	—	—
Manufactured/mobile homes [§ 425-21] [Added 10-19-2009 by Ord. No. 704]	P	—	—	—	—	—	—	—
Manufactured/mobile home parks [§ 425-21] [Added 10-19-2009 by Ord. No. 704]	P	—	—	—	—	—	—	—