


OFFERING SUMMARY

Sale Price:	\$379,000
Building Size:	1,728± SF
Lot Size:	0.6037 Acres (9,480 SF)
Year Built:	1970
Zoning:	MU-1
Parking Spots:	±20
Utilities:	Public Water & Sewer
Township:	Millcreek
County:	Erie
Tax ID Number:	33-076-281.0-008

PROPERTY HIGHLIGHTS

- 1,728± SF Freestanding Second Generation Restaurant
- Ideal Location & Optimal Floor Plan For Both Dine In & Take Out Opportunities
- On A Major Corridor, Along The Bus Route & Just Minutes From Presque Isle State Park – PA's Most Frequented State Park & Near The Township's High School
- A Fully Equipped Commercial Kitchen – Equipment List Available
- Indoor Dining Area For ±40 & Outdoor Seating For ±12
- Take Out Waiting Area & 2 ADA Restrooms – Floor Plan Available
- Situated On A 0.6± Acre Corner Lot With Paved Parking For ±20
- At A Signalized Intersection With Excellent Signage & Visibility
- Zoned MU-1 (Neighborhood Mixed Use) In Millcreek Township
- 3D Tour Online: <https://my.matterport.com/show/?m=bi6EUyUFWMG>
- Walking Video Tour: <https://youtu.be/tqVALUgf3uw>
- Turnkey & Ready For Your Concept!

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

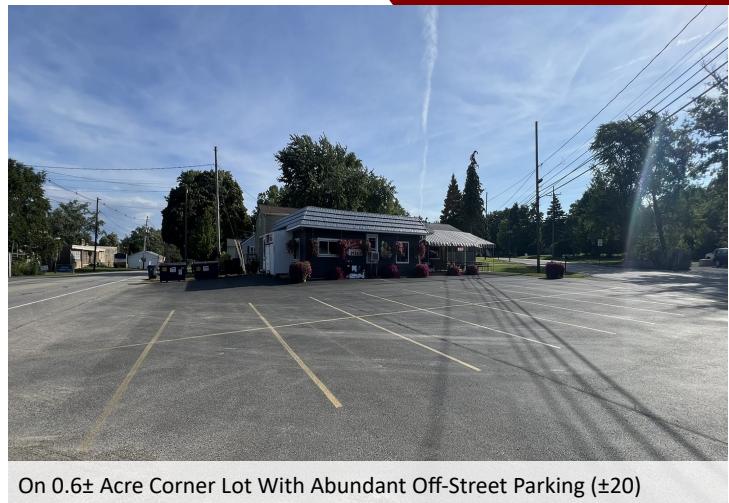
F. 814.453.2001

www.sherrybauerrealestate.com

1,728± SF 2ND GENERATION RESTAURANT

For Sale | 3150 W. 32nd Street | Erie, PA 16506

SBRE
SHERRY BAUER REAL ESTATE SERVICES



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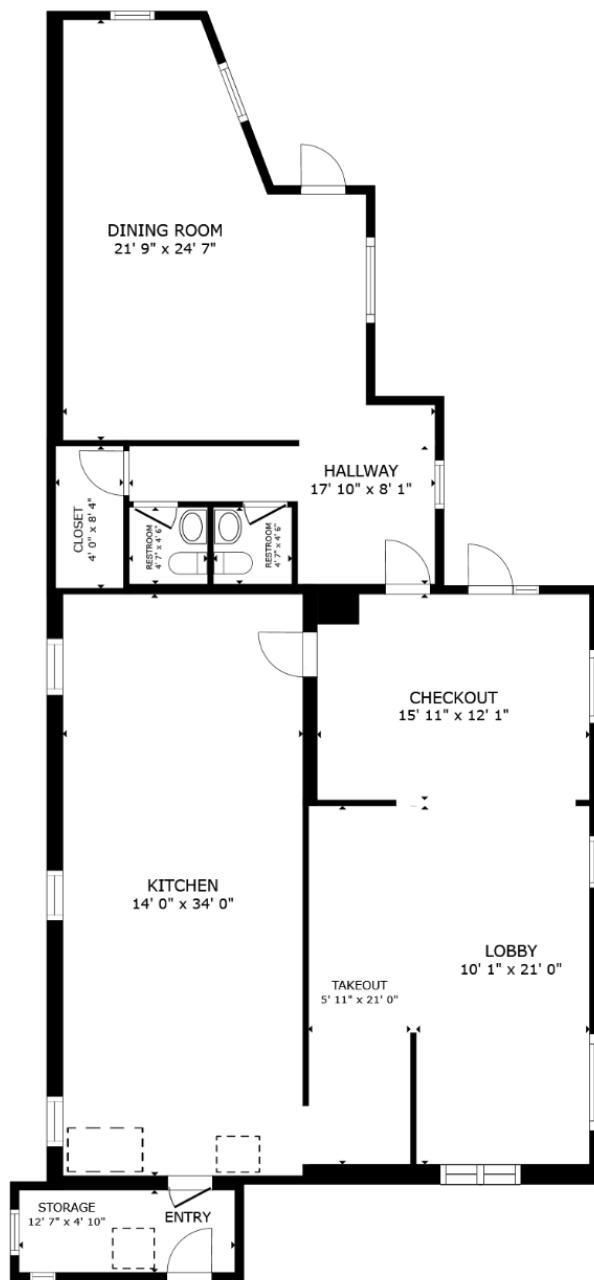
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SBRE
SHERRY BAUER REAL ESTATE SERVICES

360° VIRTUAL TOUR



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1,728 ± SF Gross External Area (Per Erie County Assessor)
1,666 ± SF Gross Internal Area (Per Matterport)

Note: Drawing may not be to scale. All sizes & dimensions are approximate. Measurement accuracy is within 2% of reality.

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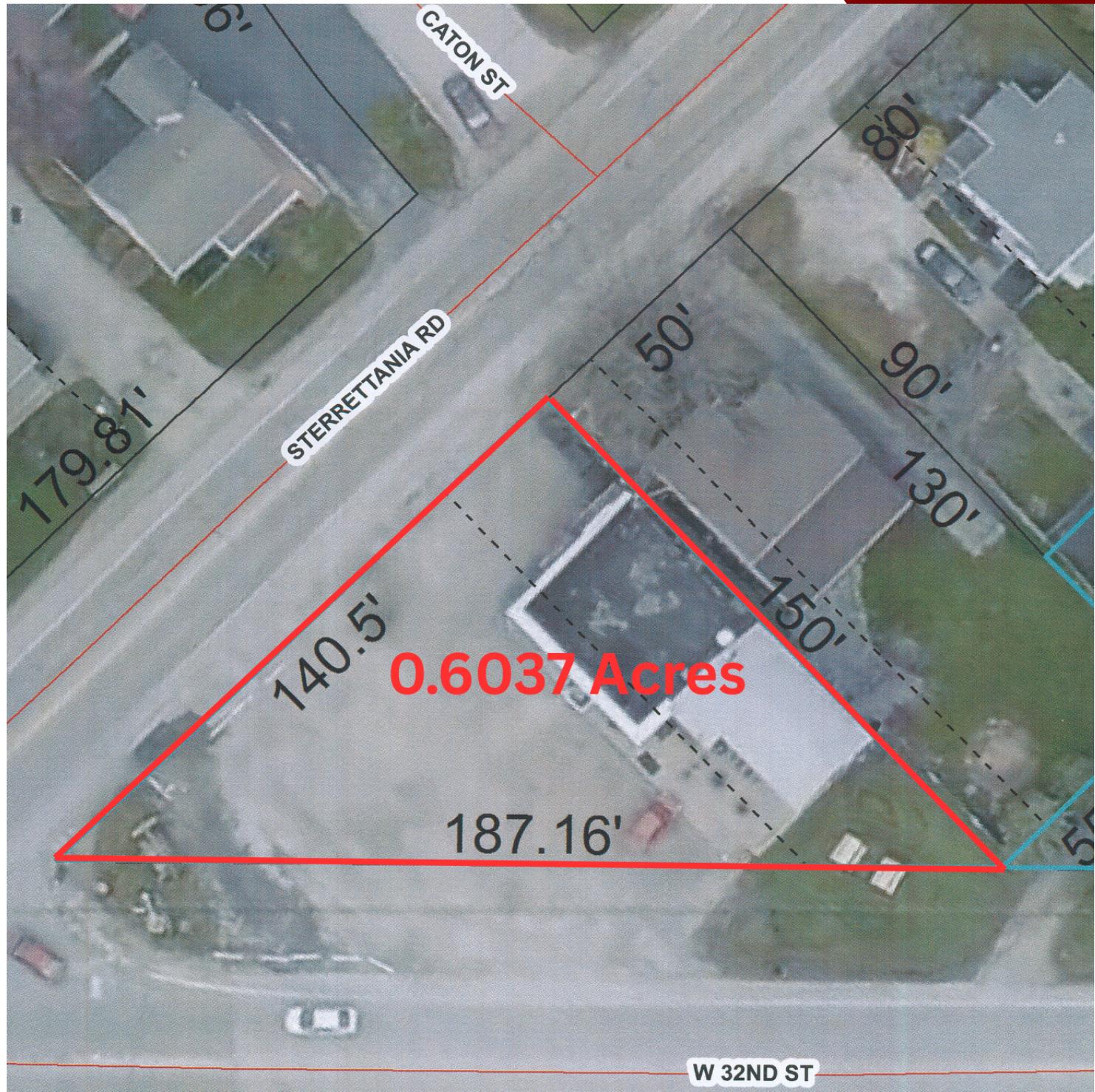
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Equipment List / Presque Isle Pizza

With Purchase

ALL Dining room Tables & Chairs,
Napkin Holders, Tall Tables & Stools

ALL Outdoor Seating

1 Coke Machine

Counter for Register

2 Fryers

2 Blodgette Pizza Ovens

1 4-Burner Stove

1 30 x 30 Steel Table

1 Commercial Frididaire Chest Freezer

1 30" x 8' Steel Table

1 30" x 6' Steel Table

1 Atosa Topping Bar

1 3-Bay Sink

1 Upright Arctic Air Freezer

1 Arctic Air Double-Door Refrigerator

1 28" x 6' 3-Tiered Table

§ 145-21 MU-1 NEIGHBORHOOD MIXED USE DISTRICT.

- A. Purpose. The MU-1 District adds Use flexibility to encourage compact, pedestrian-oriented development.
- B. Permitted Uses. Uses and Accessory Structures permitted in the MU-1 District shall include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Clinic.
 - 4. Convenience Store, Neighborhood.
 - 5. Day-Care Center.

- 6. Dwelling, Duplex.
- 7. Dwelling, Single-Family Attached.
- 8. Eating and Drinking Establishment.
- 9. Essential Services.
- 10. Financial Institution.
- 11. Forestry.
- 12. Ghost Kitchen.
- 13. Health Club.
- 14. Medical Marijuana Dispensary.
- 15. Mixed Use Occupancy (Residential/Commercial).
- 16. Mixed Use Occupancy (Commercial).
- 17. Multiple-Establishment Center.
- 18. Personal Services.
- 19. Pet Grooming Establishment.
- 20. Place of Worship/Assembly.
- 21. Professional Services.
- 22. Public Buildings and Structures.
- 23. Public or Private School.
- 24. Recreation Facility, Public.
- 25. Retail Business Establishment.
- 26. Shopping Center, Neighborhood.
- 27. Studio, Dancing or Music.
- 28. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Special Exception. The Zoning Hearing Board may approve a Use by Special Exception for the following Uses and their Accessory Structures where it finds that all general criteria as set forth in Article IV of this Chapter and all criteria applicable to the Use as set forth in Article V of this Chapter are satisfied:

1. Bed and Breakfast Inn.
2. Funeral Home.

D. Accessory Uses permitted by right. Any Use and their accompanying Structures that are customarily subordinate and incidental to an approved Permitted Use, Special Exception, or Conditional Use are permitted by right, including but not limited to, the following:

1. Car Wash, Accessory.
2. Drive-Through Facility.
3. Garage, Private.
4. Garage, Public.
5. Limited Lodging.
6. No-Impact Home-Based Business.
7. Small Wireless Facility.
8. Solar Energy System, Private.
9. Temporary Uses.

E. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	12.0
Minimum Front Setback	15' when front façade faces collector or higher classification Street, 5' when front façade faces any other Street classification
Minimum Rear Setback	20'

Minimum Side Setback	7'
Maximum Building Height	35'
Maximum Lot Coverage	60%

Address: 3150 W 32 ST

Owner: STROMENGER DAVID B UX DENISE H

Parcel: 33076281000800

Parcel Profile

Address	3150 W 32 ST
Street Status	PAVED
School District	MILLCREEK SCHOOL
Acreage	0.6037
Classification	C
Land Use Code	RESTAURANTS, STORES (RETAIL)
Legal Description	3150 W 32 ST 187.16 X 140.5
Square Feet	1728
Topo	LEVEL
Utility	ALL PUBLIC
Zoning	Please contact your municipal zoning officer
Deed Book	2016
Deed Page	022570
<hr/>	
2026 Tax Values	
Land Value / Taxable	78,900 / 78,900.00
Building Value / Taxable	30,100 / 30,100.00
Total Value / Taxable	109,000 / 109,000.00
Clean & Green	Inactive
Homestead Status	Inactive
Farmstead Status	Inactive
Lerta Amount	0
Lerta Expiration Year	0
<hr/>	
Commercial Data	
Card 1	RETAIL MULTI OCCUP
	Business Living Area - 1728
	Year Built - 1970
	Improvement Name - PRESQUE ISLE PIZZA
	Value - 30110

Other Buildings & Yards

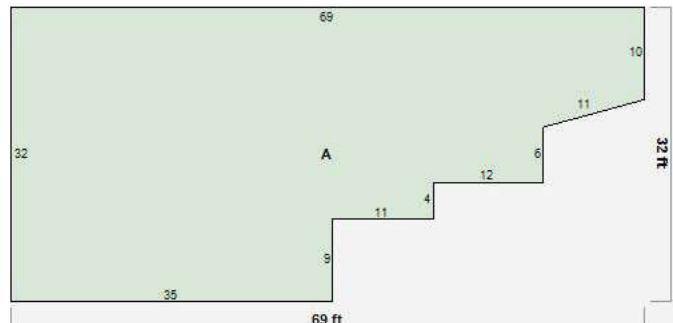
No OBY Data Found

Sales History

Sale Date	From	To	Type	Price	Book / Page	Other Info
10/17/2016	LAKARI RICHARD A UX KAREN A	STROMENGER DAVID B UX DENISE H	LAND & BUILDING		2016 / 022570	SPECIAL WARRANTY DEED
5/4/1976		LAKARI RICHARD A UX KAREN A			1216 / 0214	

Parcel Sketches

Commercial Card 1



1728 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	756.46	523.60	0	0	1280.06
2025	720.49	501.80	1824.79	0	3047.08
2024	720.49	458.20	1773.36	0	2952.05
2023	649.64	430.95	1738.59	0	2819.18
2022	649.64	387.35	1673.34	0	2710.33
2021	649.64	387.35	1608.98	0	2645.97
2020	622.39	387.35	1580.53	0	2590.27
2019	622.39	387.35	1580.53	0	2590.27
2018	589.69	387.35	1537.49	0	2514.53
2017	589.69	387.35	1507.34	0	2484.38
2016	562.44	387.35	1501.89	0	2451.68
2015	537.37	387.35	1480.43	0	2405.15
2014	537.37	387.35	1447.15	0	2371.87
2013	537.37	278.35	1381.03	0	2196.75
2012	562.05	274.93	1382.35	0	2219.33
2011	562.05	228.48	1382.35	0	2172.88
2010	562.05	228.48	1359.13	0	2149.66
2009	506.31	228.48	1313.61	0	2048.40

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).

1 PROPERTY 3150 32nd Street, Erie, PA

2 OWNER David B. Stromenger, Denise H. Stromenger

4 Owner is providing information to help Broker market the Property. This Statement is **not a substitute for any inspections or warranties**
5 **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
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: Office Retail Industrial Multi-family Land Institutional
8 Hospitality Other:

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

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

14 3. **DESCRIPTION** 0.6037

15 (A) Land Area: 0.6037

16 (B) Dimensions: _____

17 (C) Shape: _____

18 (D) Building Square Footage: 1728

19 4. **PHYSICAL CONDITION** 1970

20 (A) Age of Property: 1970 Additions: _____

21 (B) Roof

22 1. Age of roof(s): 4 yrs Unknown

23 2. Type of roof(s): Foam

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

25 4. Has the roof ever leaked during your ownership? Yes No

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

27 Explain any yes answers you give in this section: _____

29 (C) Structural Items, Basements and Crawl Spaces

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

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

32 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
33 Yes No

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

36 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
37 date and person by whom any repairs were done, if known: _____

40 (D) Mechanical Systems

41 1. Type of heating: Forced Air Hot Water Steam Radiant
42 Other: _____

43 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
44 Other types of heating systems or combinations: _____

45 3. Are there any chimneys? Yes No If yes, how many?
46 Are they working? Yes No When were they last cleaned? _____

47 4. List any buildings (or areas in any buildings) that are not heated: _____

48 5. Type of water heater: Electric Gas Oil Capacity: _____
49 Other: _____

52 Buyer Initials: _____

CPI Page 1 of 7

Owner Initials: DBS



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10/04

53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
54 Other: _____

55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
56 If yes, explain: _____

57 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
58 List any buildings (or areas of any buildings) that are not air conditioned: _____

59 9. Type of electric service: 200 AMP 220 Volt 3-phase 1-phase KVA: _____
60 Other: _____
61 Transformers: _____ Type: _____
62 Are you aware of any problems or repairs needed in the electrical system? Yes No If yes, explain: _____

63 10. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
64 If yes, explain: _____

65 (E) Site Improvements

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

71 (F) Other Equipment

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

82 (G) Fire Damage

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

86 (H) Are you aware of any problems with water and sewer lines servicing the Property? Yes No
87 If yes, explain: _____

88 (I) Alarm/Safety Systems

89 1. Fire: Yes No In working order? Yes No
90 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
91 2. Fire extinguishers: Yes No
92 3. Smoke: Yes No In working order? Yes No
93 4. Sprinkler: Yes No Inspected/certified? Yes No
94 Wet Dry Flow rate: _____
95 5. Security: Yes No In working order? Yes No
96 If yes, connected to: Police Department Yes No Monitoring Service Yes No
97 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
98 If yes, explain: _____

109 Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: DBS

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

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

118 Explain any yes answers you give in this section: _____

121 (B) Hazardous Substances

122 1. Are you aware of the presence of any of the following on the Property?
123 Asbestos material: Yes No
124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
125 Discoloring of soil or vegetation: Yes No
126 Oil sheen in wet areas: Yes No
127 Contamination of well or other water supply: Yes No
128 Proximity to current or former waste disposal sites: Yes No
129 Proximity to current or former commercial or industrial facilities: Yes No
130 Proximity to current, proposed, or former mines or gravel pits: Yes No
131 Radon levels above 4 pico curies per liter: Yes No
132 Use of lead-based paint: Yes No

133 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
134 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
135 Property.

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____

138
139 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
140 If yes, list all available reports and records: _____

141 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
142 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
143 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
144 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
145 If no, identify any unregistered storage tanks: _____
146 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
147 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
148 tank? Yes No
149 Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak
150 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____

151
152 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
153 Yes No

154 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
155 Explain: _____

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

166 Buyer Initials: _____

CPI Page 3 of 7

Owner Initials: JS

167 (C) Wood Infestation

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

175 (D) Natural Hazards/Wetlands

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

182 6. UTILITIES

183 (A) Water

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

197 (B) Sewer/Septic

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

209 (C) Other Utilities

210 The Property is serviced by the following: Natural Gas Electricity Telephone
211 [] Other: _____

212 7. TELECOMMUNICATIONS

213 (A) Is a telephone system included with the sale of the Property? Yes [] No
214 If yes, type: SPECTRUM
215 (B) Are ISDN lines included with the sale of the Property? [] Yes No
216 (C) Is the Property equipped with satellite dishes? [] Yes No
217 If yes, how many?
218 Location: _____
219 (D) Is the Property equipped for cable TV? Yes [] No
220 If yes, number of hook-ups: 2
221 Location: _____
222 (E) Are there fiber optics available to the Property? Yes [] No Is the building wired for fiber optics? [] Yes No
223 Does the Property have T1 or other capability? Yes [] No

224 Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: JBS

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?

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 *DARKENING LOT, ROOF, NEW FURNACE*

235 *AC NEW EXHAUST SYSTEM*

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,
238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?

239 [] Yes No

240 If yes, explain: _____

242 (C) Zoning

243 1. The Property is currently zoned COMMERCIAL by the (county,
244 ZIP) _____

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 (D) Is there an occupancy permit for the Property? [] Yes No

249 (E) Is there a Labor and Industry Certificate for the Property? [] Yes No

250 If yes, Certificate Number is: _____

251 (F) Is the Property a designated historic or archeological site? [] Yes No

252 If yes, explain: _____

253 9. LEGAL/TITLE ISSUES

254 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [] Yes No

255 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
256 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [] Yes No

257 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
258 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
259 records of the county recorder where the Property is located? [] Yes No

260 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
261 unpaid? [] Yes No

262 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [] Yes No

263 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? [] Yes No

264 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that
265 cannot be satisfied by the proceeds of this sale? [] Yes No

266 (H) Are you aware of any insurance claims filed relating to the Property? [] Yes No

267 Explain any yes answers you give in this section: _____

271 10. RESIDENTIAL UNITS

272 (A) Is there a residential dwelling unit located on the Property? [] Yes No

273 If yes, number of residential dwelling units: _____

274 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
275 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

276 11. TENANCY ISSUES

277 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? [] Yes No

278 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
279 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

283 Buyer Initials: _____

CPI Page 5 of 7

Owner Initials: JRS

284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes No
285 (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
286 terms, etc.)? [] Yes No
287 (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?
288 [] Yes No
289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes No
290 (I) Are you currently involved in any type of dispute with any tenant? [] Yes No
291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
292
293

295 12. DOMESTIC SUPPORT LIEN LEGISLATION

296 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
297 domestic relations office in any Pennsylvania county? [] Yes No

298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
299 number: _____

300 13. LAND USE RESTRICTIONS OTHER THAN ZONING

301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? [] Yes No

303 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
307 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
308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

310 (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
311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
312 supply, or open spaces uses)? [] Yes No

313 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
315 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
316 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
317 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
318 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

319 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
320 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
321 [] Yes No

322 Explain any yes answers you give in this section: _____

325 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

327 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
328 elevators, other equipment, pest control). Attach additional sheet if necessary:
329 _____
330 _____
331 _____

332 (B) Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g.,
333 security alarm system, sprinkler system, fire/smoke). Attach additional sheet if necessary: *VECTOR SECURITY*
334 _____
335 _____
336 _____

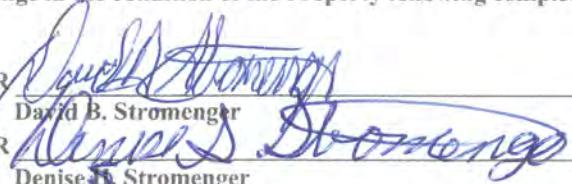
337 (C) Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water
338 softener, sewage, on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary:
339 _____
340 _____
341 _____

342 Buyer Initials: _____

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Owner Initials: *JBS*

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 
349 OWNER 

DATE 7/18/25
DATE 7/18/25
DATE _____

350 OWNER _____

351 BUYER _____

DATE _____

352 BUYER _____

DATE _____

353 BUYER _____

DATE _____