

AVAILABLE

2,574± SF OFFICE BUILDING

1438 W. 38th Street | Erie, PA 16508



FOR SALE:
\$255,000

PROPERTY HIGHLIGHTS

- 2,574± SF Office Building
- 1,452± SF First Floor With Reception, 3 Offices, Conference Room, Kitchenette & Restroom
- 1,102± SF Full Basement For Storage
- 441± SF Two-Car Detached Garage & 5-Car Parking Lot
- 67'5" Frontage On W. 38th Street
- 14,000 Average Daily Traffic (PennDOT AADT 2024 Count Year)
- On 0.2338± Acres Zoned C-1, Local Commercial District
- Potential Uses: Professional Services, Personal Services, Licensed Massage Therapy, Limited Retail & More
- Built In 1956 With Public Utilities
- 3D Tour & Floor Plan Available
- Tour Online:
<https://my.matterport.com/show/?m=HBr9kAsp7fm>

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FOR MORE INFORMATION PLEASE CONTACT

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Broker

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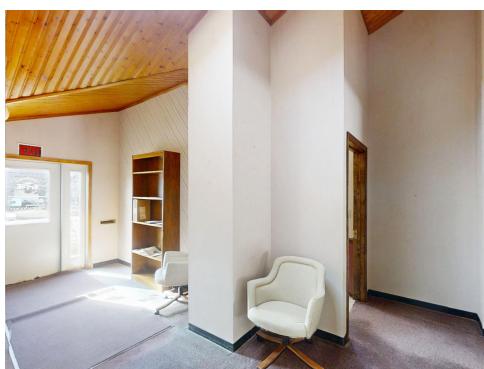
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SHERRY BAUER REAL ESTATE SERVICES



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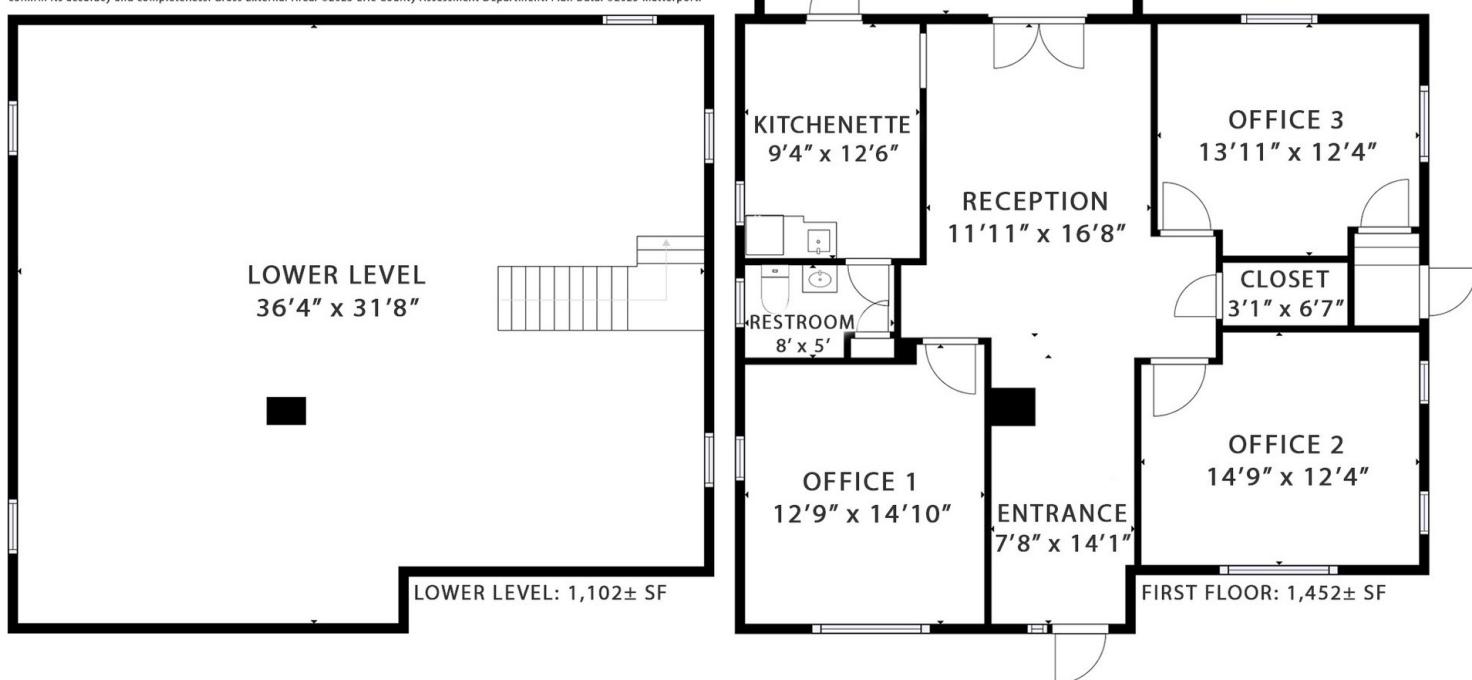
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360° VIRTUAL TOUR

2,574± SF Gross External Area
2,554± SF Gross Internal Area

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

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204.6. C-1 Local Commercial District.

(a) Permitted uses.

- Accessory dwelling unit (ADU)
- Accessory uses and structures
- Adult day care
- Appliance sales and services (Section 305.36)
- Automobile/camper/RV sales
- Banks and business offices
- Beverage distributors
- Car washes
- Cleaners
- Computer users center
- Convenience stores (Section 305.35)
- Copy shops
- Corporate offices (Section 305.23)
- Day-care centers (Section 305.15)
- Drive-in business (Sections 305.2, 305.4, 305.5)
- Eating and drinking establishment
- Essential services
- Fitness center/gym
- Florist
- Funeral homes

Gasoline service stations (Sections 305.2, 305.4)

Home occupation

Ice cream shop

Libraries and museums (Section 305.21)

Licensed massage therapy (Section 305.43)

Limited retail business (Section 305.36)

Multiple-family dwellings

Off-street parking lots (Sections 305.2, 305.3)

One-family dwelling

Personal services

Pet grooming

Private clubs

Professional services

Public/semipublic uses (Section 205.3)

Short-term rental (Section 305.49)

Theaters

Two-family dwelling

Video rental

(b) Special exceptions.

Commercial/industrial wind energy systems (Section 305.45)

Small wind energy systems (Section 305.45)

Wireless communication facilities (Section 305.37)

Use Districts	C-1	C-2	C-3	C-4	M-1	M-2
Minimum lot area per family (square feet)	1,000	1,000	1,000 (C)	1,000	N/A	N/A
Maximum lot coverage by buildings	50% (I)	50% (I)	100%	100%	75% (I)	100%
Minimum depth of front yard (feet)	15 (G,M)	(G,M)	(K)	(K,N,M)	30	(C,G)
Minimum depth of rear yard (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	30	(E,J)
Minimum total width of side yard (feet)	N/A (M)	N/A (M)	N/A	N/A (M)	20	N/A
Minimum width of least side yards (feet)	(E,J,M)	(E,J,M)	(E,J)	(E,J,M)	10 (E,J)	(E,J)
Maximum height of structure (feet)	45	45 (F)	(L)	60	100 (F)	100 (F)

NOTES:

*N/A - Not applicable

(A) Use of lot of record 205.1

(B) Front yard adjacent to existing building 205.2

(C) Lot area per family shall equal one dwelling unit for every 1,000 square feet of building size

(D) Rear yard with alley or irregular shape 205.4

(E) Side and rear yards adjacent to any R District 205.5

NOTES:

(F)	Height exceptions, chimney, towers, spires	205.6
(G)	Minimum front yard for garage whenever the garage doors face the street	205.14
(H)	Increased side yard above second story	205.15
(I)	Exclusive of roofless decks, in-ground pools, roofless walkways	205.16
(J)	Side and rear yard of existing nonconforming principal buildings	205.17
(K)	No front yard setback permitted	205.20
(L)	As controlled by Airport Zoning Ordinance	—
(M)	Multiple-family dwellings use R-3 yard requirements	305.16
(N)	Front yard setback for residential structures	205.21

Address: 1438 W 38 ST

Owner: GRISWOLD INC

Parcel: 19061037011800

Parcel Profile

Address	1438 W 38 ST
Street Status	PAVED SIDEWALK
School District	CITY OF ERIE SCHOOL
Acreage	0.2338
Classification	C
Land Use Code	OFFICE BLDGS/LABS/LIBRARIES
Legal Description	1438 W 38 ST 67.5 X 150.9AV
Square Feet	2574
Topo	LEVEL
Utility	ALL PUBLIC
Zoning	Please contact your municipal zoning officer
Deed Book	2021
Deed Page	016849
2026 Tax Values	
Land Value / Taxable	50,900 / 50,900.00
Building Value / Taxable	62,700 / 62,700.00
Total Value / Taxable	113,600 / 113,600.00
Clean & Green	Inactive
Homestead Status	Inactive
Farmstead Status	Inactive
Lerta Amount	0
Lerta Expiration Year	0
Commercial Data	
Card 1	MIXED RESIDENTIAL/COMMERCIAL
	Business Living Area - 2574
	Year Built - 1956
	Improvement Name - ERIE CO MEDICAL SOCIETY
	Value - 48600

Other Buildings & Yards

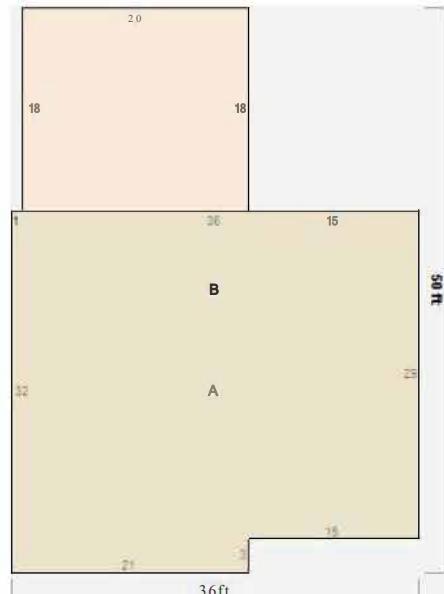
Description	Built	Width	Length	Area
FRAME OR CB DETACHED GARAGE	1997	21	21	441
PAVING ASPHALT PARKING	1997	0	0	1600
PAVING CONCRETE AVERAGE	1997	29	24	696

Sales History

Sale Date	From	To	Type	Price	Book/ Page	Other Info
6/29/2021	ERIE COUNTY MEDICAL SOCIETY	GRISWOLD INC	LAND& BUILDING	2021 / 016849		SPECIAL WARRANTY DEED
1/18/2000		ERIE COUNTY MEDICAL SOCIETY	LAND& BUILDING		/	
1/18/2000		ERIE COUNTY MEDICAL SOCIETY		0683/ 1688		

Parcel Sketches

Commercial Card 1



A MAIN

B MAIN

1107 square feet

1467 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	788.38	1604.03	0	0	2392.41
2025	750.90	1490.43	2250.25	0	4491.58
2024	750.90	1490.43	2250.25	0	4491.58
2023	677.06	1490.43	2154.17	0	4321.66
2022	677.06	1490.43	2102.45	0	4269.94
2021	677.06	1490.43	2012.88	0	4180.37
2020	648.66	1490.43	1954.25	0	4093.34
2019	648.66	1323.44	1954.25	0	3926.35
2018	614.58	1322.30	1907.33	0	3844.21
2017	614.58	1323.44	1897.85	0	3835.87
2016	586.18	1323.44	1888.41	0	3798.03
2015	560.05	1323.44	1888.41	0	3771.90
2014	560.05	1232.56	1888.41	0	3681.02
2013	560.05	1232.56	1888.41	0	3681.02
2012	506.99	1097.78	3144.62	0	4749.39
2011	506.99	959.51	1491.86	0	2958.36
2010	506.99	959.51	1430.36	0	2896.86
2009	456.71	959.51	1430.36	0	2846.58

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 1438 W. 38th Street, Erie, PA 16508

2 OWNER Griswold, Inc.

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

15 (A) Land Area: _____
16 (B) Dimensions: _____
17 (C) Shape: _____
18 (D) Building Square Footage: _____

19 4. PHYSICAL CONDITION

20 (A) Age of Property: _____ Additions: _____
21 (B) Roof

22 1. Age of roof(s): _____ Unknown
23 2. Type of roof(s): AS PHENALT SHINGLES
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: ROOF WAS PATCHED SUMMER
28 2024 REPLACING LOST SHINGLES FROM WIND STORMS

30 (C) Structural Items, Basements and Crawl Spaces

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
32 2. Does the Property have a sump pump? Yes No
33 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
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: WATER LEAKS INTO
38 BASEMENT FROM UNDER SIDE DOOR

41 (D) Mechanical Systems

42 1. Type of heating: Forced Air Hot Water Steam Radiant
43 Other: _____
44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
45 Other types of heating systems or combinations: _____
46 3. Are there any chimneys? Yes No If yes, how many? 1
47 Are they working? Yes No When were they last cleaned? NA
48 4. List any buildings (or areas as in any buildings) that are not heated: GAZEE
49
50 5. Type of water heater: Electric Gas Oil Capacity: _____
51 Other: _____

52 Buyer Initials: _____

CPI Page 1 of 7

Owner Initials: _____



Pennsylvania
Association of
Realtors®

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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: *Garage*

59 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
60 Other: _____
61 Transformers: *1/4* Type: *1/4*
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 66 (E) Site Improvements
67 1. Are you aware of any problems with storm-water drainage? Yes No
68 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
69 retaining walls on the Property? Yes No
70 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
71 the date and person by whom any repairs were done, if known: *PAVEMENT BEHIND BLDG*
72 *IS IN NEED OF PATCHING*

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

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

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

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

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: _____
119 _____
120 _____

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 _____

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

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

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

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

166 Buyer Initials: _____

CPI Page 3 of 7

Owner Initials: _____

167 (C) Wood Infestation

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

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

182 6. UTILITIES

183 (A) Water

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

197 (B) Sewer/Septic

198 1. What is the type of sewage system? [X] 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 [X] 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 _____

210 (C) Other Utilities

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

213 7. TELECOMMUNICATIONS

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

224 Buyer Initials: _____

CPI Page 4 of 7

Owner Initials: _____

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 [X] No

229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [] Yes [X] No

230 3. Do you know of any health, fire, or safety violations concerning this Property? [] Yes [X] No

231 4. Do you know of any OSHA violations concerning this Property? [] Yes [X] No

232 5. Do you know of any improvements to the Property that were done without building or other required permits? [] Yes [X] No

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

235 (B) Condemnation or Street Widening

236 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?
237 [] Yes [X] No

238 If yes, explain: _____

241 (C) Zoning

242 1. The Property is currently zoned C 1 by the (county, ZIP) _____

243 2. Current use is: [X] conforming [] non-conforming [] permitted by variance [] permitted by special exception

244 3. Do you know of any pending or proposed changes in zoning? [] Yes [X] No

245 If yes, explain: _____

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

247 (E) Is there a Labor and Industry Certificate for the Property? [] Yes [X] No
248 If yes, Certificate Number is: _____

249 (F) Is the Property a designated historic or archeological site? [] Yes [X] No
250 If yes, explain: _____

254 9. LEGAL/TITLE ISSUES

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

256 (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 [X] No

257 (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 [X] No

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

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

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

261 (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 [X] No

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

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

277 11. TENANCY ISSUES

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

280 (C) Are there any tenants for whom you do not currently have a security deposit? [] Yes [X] 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 [X] No

283 Buyer Initials: _____

CPI Page 5 of 7

Owner Initials: _____

284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? [] Yes [X] 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 [X] 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 [X] No
289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? [] Yes [X] No
290 (I) Are you currently involved in any type of dispute with any tenant? [] Yes [X] No
291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
292
293
294

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 [X] 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 [X] 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 [X] 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
316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
318 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
319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
322 [] Yes [X] No

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

324 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

325 (A) Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g.,
326 elevators, other equipment, pest control). Attach additional sheet if necessary:
327 _____
328 _____
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:
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 *FIRST ENERGY, NATIONAL FUEL, ERIE WATER WORKS*
340 *VIET*
341 _____

342 Buyer Initials: _____

CPI Page 6 of 7

Owner Initials: _____

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 
Griswold, Inc. DATE 14 APR 25

349 OWNER _____ DATE _____

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____