

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

**Sherry Bauer**  
**Broker**

O. 814.453.2000 x1001 \ C. 814.460.2000  
[sbauer@sherrybauerrealestate.com](mailto:sbauer@sherrybauerrealestate.com)



# SBRE



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**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer

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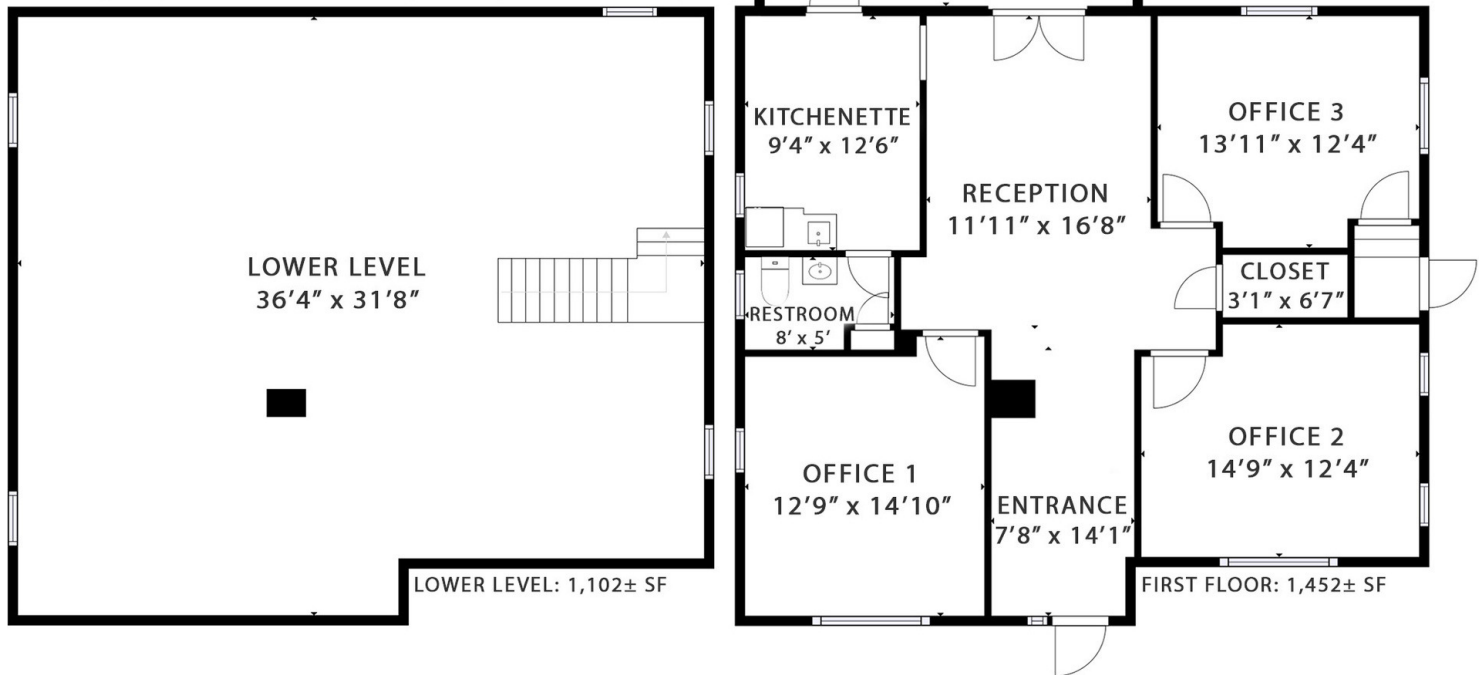
**360° VIRTUAL TOUR**

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 RESIDENTIAUCOMMERCIAL	
		Business Living Area - 2574	
		Year Built - 1956	
		Improvement Name - ERIE CO MEDICAL SOCIETY	
		Value - 48600	



## Other Buildings & Yards

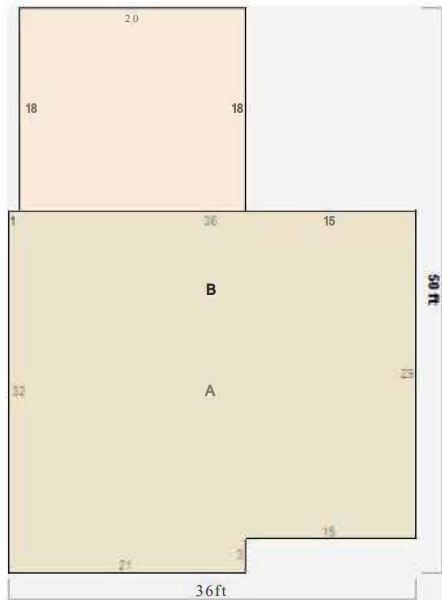
Description	Built	Width	Length	Area
FRAME OR CB DETACHED GARAGE	1997	21	21	441
PAVING ASPHALT PARKING	1997	0	0	1600
PAVING CONCRETE AVERAGE	1997	29	24	696

## 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

1107 square feet

B MAIN

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).

**PROPERTY** 1438 W. 38th Street, Erie, PA 16508**OWNER** Griswold, Inc.

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): \_\_\_\_\_ ☒ Unknown2. Type of roof(s): ASPH/FLT SHINGLES3. Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No4. Has the roof ever leaked during your ownership? ☐ Yes ☒ No5. Do you know of any problems with the roof, gutters, or downspouts? ☒ Yes ☐ NoExplain any yes answers you give in this section: ROOF WAS PATCHED SUMMER 2024 REPLACING LOST SHINGLES FROM WIND STORMS

(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 ☐ No2. Does the Property have a sump pump? ☐ Yes ☒ No3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?  
☐ Yes ☒ No4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? ☐ Yes ☒ NoExplain 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: WATER LEAKS INTO BASEMENT FROM UNDER SIDE DOOR

(D) Mechanical Systems

1. Type of heating: ☒ Forced Air ☐ Hot Water ☐ Steam ☐ Radiant  
☐ Other: \_\_\_\_\_2. Type of heating fuel: ☐ Electric ☐ Fuel Oil ☒ Natural Gas ☐ Propane (on-site) ☐ Central Plant  
☐ Other types of heating systems or combinations: \_\_\_\_\_3. Are there any chimneys? ☒ Yes ☐ No If yes, how many? 1Are they working? ☒ Yes ☐ No When were they last cleaned? N/A4. List any buildings (or are as in any buildings) that are not heated: GARAGE5. Type of water heater: ☐ Electric ☒ Gas ☐ Oil Capacity: \_\_\_\_\_☐ Other: \_\_\_\_\_**Buyer Initials:** \_\_\_\_\_**CPI Page 1 of 7****Owner Initials:** \_\_\_\_\_Pennsylvania  
Association of  
Realtors®COPYRIGHT PENNSYLVANIA ASSOCIATION OF REALTORS® 2004  
10/04

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: GARAGE
9. Type of electric service: \_\_\_\_\_ AMP ☐ 220 Volt ☐ 3-phase ☐ 1-phase ☐ KVA: \_\_\_\_\_  
[ ] Other: \_\_\_\_\_  
Transformers: N/A Type: N/A  
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: PAVEMENT BEHIND BLDG IS IN NEED OF PATCHING
- (F) Other Equipment
1. Exterior Signs: ☒ Yes ☐ No How many? 1 Number Illuminated: 1
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? 1
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? \_\_\_\_\_
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: \_\_\_\_\_

Buyer Initials: \_\_\_\_\_

CPI Page 2 of 7

Owner Initials: \_\_\_\_\_



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:** \_\_\_\_\_

(C) Wood Infestation

1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? [ ] Yes [X] No
  2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? [ ] Yes [X] No
  3. Is the Property currently under contract by a licensed pest control company? [ ] Yes [X] No
  4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? [ ] Yes [X] 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 [X] No
  2. Do you know of any past or present drainage or flooding problems affecting the Property? [ ] Yes [X] No
  3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? [ ] Yes [X] No
- Explain any yes answers you give in this section: \_\_\_\_\_

6. UTILITIES

(A) Water

1. What is the source of your drinking water? [X] 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 [X] No  
If yes, is the system: [ ] Leased [ ] Owned
4. Are you aware of any problems related to the water service? [ ] Yes [X] No  
If yes, explain: \_\_\_\_\_

(B) Sewer/Septic

1. What is the type of sewage system? [X] 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 [X] 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: [X] 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 [X] No
- (C) Is the Property equipped with satellite dishes? [ ] Yes [X] No  
If yes, how many? \_\_\_\_\_  
Location: \_\_\_\_\_
- (D) Is the Property equipped for cable TV? [X] Yes [X] No  
If yes, number of hook-ups: BASMENT  
Location: \_\_\_\_\_
- (E) Are there fiber optics available to the Property? [X] Yes [ ] No Is the building wired for fiber optics? [ ] Yes [X] No  
Does the Property have T1 or other capability? [ ] Yes [X] No

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: \_\_\_\_\_  
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,  
238 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?  
239 [ ] Yes [X] No  
240 If yes, explain: \_\_\_\_\_  
241 \_\_\_\_\_

242 (C) Zoning

- 243 1. The Property is currently zoned C1 by the (county,  
244 ZIP) \_\_\_\_\_  
245 2. Current use is: [X] conforming [ ] non-conforming [ ] permitted by variance [ ] permitted by special exception  
246 3. Do you know of any pending or proposed changes in zoning? [ ] Yes [X] No  
247 If yes, explain: \_\_\_\_\_  
248 \_\_\_\_\_

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

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

251 If yes, Certificate Number is: \_\_\_\_\_

252 (F) Is the Property a designated historic or archeological site? [ ] Yes [X] 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 [X] No  
257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,  
258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? [ ] Yes [X] No  
259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,  
260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official  
261 records of the county recorder where the Property is located? [ ] Yes [X] No  
262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain  
263 unpaid? [ ] Yes [X] No  
264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [ ] Yes [X] No  
265 (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  
266 (G) Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that  
267 cannot be satisfied by the proceeds of this sale? [ ] Yes [X] No  
268 (H) Are you aware of any insurance claims filed relating to the Property? [ ] Yes [X] No

269 Explain any yes answers you give in this section: \_\_\_\_\_  
270 \_\_\_\_\_  
271 \_\_\_\_\_

272 **10. RESIDENTIAL UNITS**

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

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  
276 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  
280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? [ ] Yes [X] No  
281 (C) Are there any tenants for whom you do not currently have a security deposit? [ ] Yes [X] No  
282 (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:** \_\_\_\_\_

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**Owner Initials:** \_\_\_\_\_



- (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

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:  
(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:  
(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:  
FIRST ENERGY, NATIONAL FUEL, ERIE WATER WORKS  
VIRET


Buyer Initials: \_\_\_\_\_

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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 	DATE <u>14 APR 25</u>
	Griswold, Inc.	
349	OWNER _____	DATE _____
350	OWNER _____	DATE _____
351	BUYER _____	DATE _____
352	BUYER _____	DATE _____
353	BUYER _____	DATE _____