

CIB COMMERCIAL
INDUSTRIAL
BUSINESS

PAGE 1



PROPERTY INPUT STATEMENT

LISTING #

1680378

ASSIGNED
BY ON-LINE

MANDATORY

Rev. 8/2024

COUNTY (✓One)

NAL ☐ North Allegheny
 NWA ☐ North West Allegheny
 WAL ☐ West Allegheny
 SAL ☐ South Allegheny
 EAL ☐ East Allegheny

BUT ☐ Butler
 LAW ☐ Lawrence
 MER ☐ Mercer
 BEA ☐ Beaver
 ARM ☐ Armstrong

CLA ☐ Clarion/Venango
 WML ☐ Westmoreland
 IND ☐ Indiana
 FAY ☐ Fayette
 WSH ☐ Washington

SOM ☐ Somerset
 GRE ☐ Greene
 CRA ☐ Crawford
 ERI ☐ Erie
 JEF ☐ Jefferson/Clearfield

NTH ☐ North Other
 STH ☐ South Other
 ETH ☐ East Other

AGENT ID # MANDATORY

232266

Seller Disclosure Forms are
required with CIB For Sale.

PRICE (Use commas, no cents)
\$ 259,000.00

LEASE PRICE (If applicable)
\$

ADDRESS # AD DIRECTION

359

(N-S-E-W)

STREET NAME (Do not abbreviate.)

Mckinley RD

AREA

ZONING (i.e. R1, R2)

R2
Mx40 USE

ZIP CODE

16125

MANDATORY

TYPE PROPERTY (✓One)

HM ☐ Hotel/MotelFF ☐ Fast FoodMFG ☐ ManufacturingWRHS ☒ WarehouseOFF ☐ OfficeRLND ☐ Raw LandENT ☐ EntertainmentWHSL ☐ WholesaleRET ☐ RetailAPT ☐ ApartmentTAV ☐ TavernOTH ☐ OtherSCNT ☐ Shopping CenterREC ☐ RecreationREST ☐ Restaurant

LEASE PER (✓One)

MO ☐ MonthYR ☐ YearAC ☐ AcreSF ☐ Sq. Ft.UN ☐ Unit

SELLER(S) INITIALS

JA

DIRECTIONS (Enter directions for locating property. Use L for left, R for right. Use commas and spaces where applicable.)

1 DIR

2 DIR

OWNER'S P & L	BUSINESS INFORMATION	GENERAL INFORMATION
(Enter amounts of annual income or expenses; use commas, no cents) GAI (GROSS ANNUAL INCOME) \$ VACANCY % VACANCY \$ 0.000 % \$ GOI (GROSS OPERATING INCOME) \$ TAXES (MANDATORY) \$ 3900 - will be LE 997. INSURANCE \$ UTIL EXP \$ MAINTENANCE \$ OTHER EXPENSES \$ NOI (NET OPERATING INCOME) \$ ACRES (Enter # of acres using 1 decimal "if over 5 Acres") 5 MANDATORY LOT SIZE/DESCRIPTION - MANDATORY (Dimensions required for property under 5 acres)	BUSINESS NAME (Enter name of business) BUSINESS DESCRIPTION (Type of business) FOR LEASE (✓ As many as apply) BUS <input checked="" type="checkbox"/> Business BLD <input checked="" type="checkbox"/> Building EQ <input type="checkbox"/> Equipment LD <input checked="" type="checkbox"/> Land OTH <input type="checkbox"/> Other IMPROVEMENTS (Round to nearest foot, no decimals) OFF SQ FT WAREHOUSE SQ FT FRONTAGE (ROAD) CEILING HEIGHT RAIL ROAD (✓One) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No FREIGHT ELEV (✓One) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No SPRINKLER SYS (✓One) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No DOCK (✓One) <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No	CONSTRUCTION (✓One) BRK <input type="checkbox"/> Brick FRM <input type="checkbox"/> Frame STN <input type="checkbox"/> Stone AL <input type="checkbox"/> Aluminum STL <input checked="" type="checkbox"/> Steel - warehouse GARAGE ASB <input type="checkbox"/> Asbestos SHN <input type="checkbox"/> Shingle CON <input type="checkbox"/> Concrete STU <input type="checkbox"/> Stucco CED <input type="checkbox"/> Cedar RED <input type="checkbox"/> Redwood VIN <input checked="" type="checkbox"/> Vinyl - building OTH <input type="checkbox"/> Other INSULATION (✓One) <input checked="" type="checkbox"/> Yes - building <input type="checkbox"/> No <input type="checkbox"/> Unknown UTILITIES (✓As many as apply) G <input checked="" type="checkbox"/> Gas E <input checked="" type="checkbox"/> Electricity W <input checked="" type="checkbox"/> Water S <input checked="" type="checkbox"/> Sewer O <input type="checkbox"/> Other SHOW (✓One) APT OCC <input type="checkbox"/> Apt w/Occupant APT LIS <input type="checkbox"/> Apt w/Listor CALL/LB <input type="checkbox"/> Call First/Lock Box VAC/LB <input type="checkbox"/> Vacant/Lock Box APT/LB <input type="checkbox"/> Apt w/Contact-Req'd KEY/LIST <input type="checkbox"/> Key at Listor CALL TEN <input type="checkbox"/> Call Tenant OTHER <input type="checkbox"/> Any Arrangement not included above
	FOR SALE (✓ As many as apply) BUS <input checked="" type="checkbox"/> Business BLD <input checked="" type="checkbox"/> Building EQ <input type="checkbox"/> Equipment LD <input checked="" type="checkbox"/> Land OTH <input type="checkbox"/> Other YEARS OLD (Enter #s only) Use "0" new = 0 only if older = 999 "new" (unknown) FORM OF ACCESS (✓No more than 2) INT <input type="checkbox"/> Interstate HWY <input checked="" type="checkbox"/> Highway ST <input type="checkbox"/> State SR <input type="checkbox"/> Service Road CNT <input type="checkbox"/> County CTY <input type="checkbox"/> City PVT <input type="checkbox"/> Private OTH <input type="checkbox"/> Other PARKING DESCRIPTION (Enter description of parking facilities, i.e. lot, off-street) off street PARKING SPACES (Enter # of parking spaces) 602 TRAFFIC COUNT (Amount of traffic passing within 24 hours)	

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PAGE 2



West Penn Multi-List™

LISTING #

ASSIGNED
BY ON-LINE

PROPERTY INPUT STATEMENT

MANDATORY

Rev. 8/2024

ASSESSMENT/MARKET VALUE

\$ _____
Mandatory

The system will prompt you
for the correct information
relative to the area
placement of the listing.

Map#/Block#/Lot#/Info: Enter locator information that applies to the listing area.

Mandatory _____

Tenant Occupied? ☐ Yes ☐ No Mandatory

Foreclosure: ☐ Yes ☐ No

Short Sale: ☐ Yes ☐ No

**PROPERTY DISCLOSURE STATEMENTS ARE REQUIRED WITH ALL CIB LISTINGS THAT ARE FOR SALE. PAR
DISCLOSURE FORMS MAY BE USED WITH COMMERCIAL LISTINGS.**

REMARKS (Enter Remarks, Inclusions, Amenities, Restrictions. For Condominiums, enter "Condo incl." followed by abbreviations given below for those services which are included in the condominium fee: separate by commas, and/or spaces. Please add Deed Book Volume and Page Number.)

1 REM _____
2 REM _____
3 REM _____
4 REM _____
5 REM _____
6 REM _____
7 REM _____

There are 510
slots of data
entry available
when entering
the listing
online.

AGENT REMARKS: This area may contain information not specifically relative to the property such as, but not limited to, financing, special offers, HUD information, foreclosure information, short sale information, etc...It may NOT carry any information connected to combination lock entry and any other device used for access to the listing.

1 REM _____
2 REM _____
3 REM _____
4 REM _____
5 REM _____
6 REM _____
7 REM _____

There are 510
slots of data
entry available
when entering
the listing
online.

Image Submitted: ☐ Yes ☐ No Failure to enter an image within the time range in the Rules will be subject to a fine.

OWNER 359 Associates LLC

MANDATORY

CONTACT _____

CONTACT PH _____

AGENT Shane Michael Woodworth

AGENT PH (412) 735-8012

LOCKBOX
SERIAL# _____

OFFICE EXP Realty, LLC

OFFICE PH (888) 397-7352

OFFICE ID# 888805

Seller acknowledges that they alone are responsible for the accuracy of the information contained in this form and that the information is accurate and complete to the best of the Seller's knowledge. Seller further acknowledges that the West Penn Multi-List, Inc. did not participate in the completion of this form.

SIGNATURE OF OWNER _____

MANDATORY 359 Associates LLC

DATE

11/15/24

List Date: Must agree
with Commencement
Date on Contract

SIGNATURE OF OWNER _____

MANDATORY

DATE