

FOR SALE

2,010± SF MIXED-USE BUILDING

3567 W. 26th Street | Erie, PA 16506



OFFERED AT:
\$315,000

PROPERTY HIGHLIGHTS

- 2,010± SF Mixed-Use Building On 0.27± Acre Corner Lot
- Along A High Traffic Corridor With 19,000 Average Daily Traffic Along W. 26th Street (PennDOT 2024 Count Year)
- Excellent Visibility At A Signalized Intersection
- Centrally Located Just 2.3 Miles (5 Minutes) To I-79 & 6.7 Miles (11 Minutes) To I-90
- Near Munro Auto Service, Bistro 26, Lucky Bean, Bro Man's Birria N' Burgers, Noodles N More, Modern Dental Group, Bomar Auto Repair, Gerlach's Power Equipment, Casa Café & More
- Ideal Layout For Live-Work Set-Up, Office & Retail
- 512± SF Storefront / Former Salon With 9-Car Paved Parking Lot, Open Area, Restroom & Kitchenette
- 1,547± SF 3 Bedroom, 1.5 Bathroom Residence Recently Renovated With Newer Kitchen, Gas Fireplace, Sun Room, Patio, Basement & Attached 1-Car Garage
- Potential For 1,441± SF First Floor Commercial Space & 618± SF Second Floor Storage / Office
- Floor Plan Available
- Off Street Parking For ±10 With Potential For Additional Driveway &/Or Additional Parking
- Zoned Corridor Mixed Use Offering Many Permitted Uses: Retail, Office, Light Manufacturing, Business & Professional Services, Pet Grooming, Day Care & More

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FOR MORE INFORMATION PLEASE CONTACT

Sherry Bauer
Broker

O. 814.453.2000 x101 | C. 814.460.2000
sbauer@sherrybauerrealestate.com

SBRE

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Floor Plan

3567 W. 26th Street
Erie, PA 16506



2,059± SF Gross Internal Area (Per Matterport)
2,010± SF Gross External Area (Per Assessor)
Additional 330± SF Attached Garage & 540± SF Basement (Per Assessor)

1,441± SF First Floor (Per Assessor)
512± SF Commercial Area
929± SF Residential Area
618± SF Second Floor (Per Assessor)

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

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sbauer@sherrybauerrealestate.com

1315 Peninsula Drive, Suite 2, Erie, PA 16505

P. 814.453.2000

F. 814.453.2001

www.sherrybauerrealestate.com

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SBRE
SHERRY BAUER REAL ESTATE SERVICES



512± SF Storefront, Former Salon, With 9-Car Parking Lot



512± SF Storefront - Kitchenette



1,547± SF 3 Bedroom, 1.5 Bathroom Residence



Potential For 1,441± SF First Floor Commercial Space



618± SF Second Floor With Full Bath - 1 Of 3 Bedrooms



Sun Room Leads To Fenced Patio & Side Yard

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9-Car Parking Lot & View Of Side Yard



1-Car Attached Garage & Extra Parking



Potential For New Owner To Add Additional Driveway



Potential For Additional Parking - Garage & Sun Room Removed



Fenced Dog Run



Side Yard - Both Units Include Central AC & Separately Metered Electric

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Address: 3567 W 26 ST

Owner: VAYDANICH DAVID M UX KATHIE I

Parcel: 33069256000100

Parcel Profile

Address 3567 | W | 26 | ST

Street Status PAVED

School District MILLCREEK SCHOOL

Acreage 0.2742

Classification R

Land Use Code DWELLING W/ COMMERCIAL USE PRIMARY RES

Legal Description 3567 W 26 ST 84.5 X 126.90

Square Feet 2010

Topo LEVEL

Utility ALL PUBLIC

Zoning Please contact your municipal zoning officer

Deed Book 1406

Deed Page 0566

2026 Tax Values

Land Value / Taxable 27,500 / 27,500.00

Building Value / Taxable 113,160 / 113,160.00

Total Value / Taxable 140,660 / 140,660.00

Clean & Green Inactive

Homestead Status Inactive

Farmstead Status Inactive

Lerta Amount 0

Lerta Expiration Year 0

Residential Data

Card 1

Style CAPE

Basement FULL

Year Built 1920

Exterior Wall	BRICK
Total Living Area	2010
Full Baths	2
Half Baths	0
Fuel Type	GAS
Heating	CENTRAL A/C
Heating System	FORCED AIR
Stories	1.5
Total Bedrooms	3
Total Family Rooms	0
Total Rooms	6
Fireplaces	0

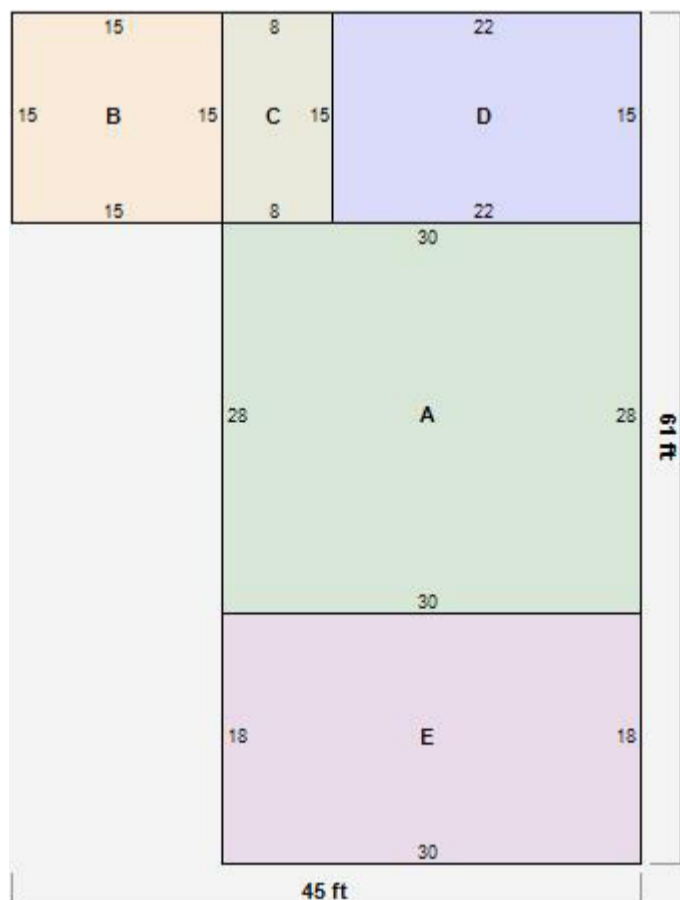
Other Buildings & Yards
No OBX Data Found

Sales History

Sale Date	From	To	Type	Book / Page	Other Info
12/6/1980		VAYDANICH DAVID M UX KATHIE I		1406 / 0566	

Parcel Sketches

Residential Card 1



- | | | |
|----------|---------------------------|-----------------|
| A | MAIN | 840 square feet |
| B | ST_PT STONE OR TILE PATIO | 225 square feet |
| C | EFP ENCL FRAME PORCH | 120 square feet |

D FR GR FRAME GARAGE
 E UNFIN BSMT BASEMENT UNFINISHED 1S FR ONE STORY FRAME

330 square feet
 540 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	976.18	675.69	0	0	1651.87
2025	929.76	647.56	2354.82	0	3932.14
2024	929.76	591.29	2288.45	0	3809.50
2023	838.33	556.13	2243.58	0	3638.04
2022	838.33	499.86	2073.32	0	3411.51
2021	838.33	499.86	2007.76	0	3345.95
2020	803.17	499.86	1971.21	0	3274.24
2019	803.17	499.86	1971.00	0	3274.03
2018	760.97	499.86	1915.44	0	3176.27
2017	760.97	499.86	1876.76	0	3137.59
2016	725.81	499.86	1869.73	0	3095.40
2015	693.45	499.86	1842.17	0	3035.48
2014	693.45	499.86	1799.24	0	2992.55
2013	693.45	359.20	1714.11	0	2766.76
2012	629.26	307.81	1479.38	0	2416.45

§ 145-22 MU-2 CORRIDOR MIXED USE DISTRICT.

- A. Purpose. The MU-2 District is intended to incorporate compatible housing options with retail, office, service and related Uses, activating this corridor with a built-in worker and customer base and density of users.
- B. Permitted Uses. Uses and their Accessory Structures permitted in the MU-2 District shall include:
 - 1. Animal Daycare.
 - 2. Business Services.
 - 3. Car Wash.
 - 4. Clinic.
 - 5. Convenience Store, Neighborhood.
 - 6. Day-Care Center.
 - 7. Dwelling, Multi-Family.
 - 8. Eating and Drinking Establishment.
 - 9. Educational Institution.
 - 10. Essential Services.
 - 11. Financial Institution.
 - 12. Forestry.
 - 13. Ghost Kitchen.
 - 14. Health Club.
 - 15. Hospital.
 - 16. Hotel.
 - 17. Light Industry/Manufacturing.
 - 18. Makerspace.

-
19. Medical Marijuana Dispensary.
 20. Mixed Use Occupancy (Residential/Commercial).
 21. Mixed Use Occupancy (Commercial).
 22. Multiple-Establishment Center.
 23. Office/Business Park.
 24. Personal Services.
 25. Pet Grooming Establishment.
 26. Professional Services.
 27. Public Buildings and Structures.
 28. Recreation Facility, Commercial.
 29. Recreation Facility, Public.
 30. Research and Development.
 31. Retail Business Establishment.
 32. Shopping Center, Community.
 33. Shopping Center, Neighborhood.
 34. Studio, Dancing or Music.
 35. Vehicle Sales, Rental, Service and Repair.
 36. Veterinary Clinic.
 37. Wireless Communications Facility, Non-Tower.

C. Uses permitted by Conditional Use. The Board of Supervisors may approve a Use by Conditional Use for the following Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Use as set forth in Article V of this Chapter are satisfied:

1. Convenience Store, Large.
2. Convenience Store, Small.
3. Garage, Public.

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. Home Occupation.
6. Kennel, Accessory.
7. Limited Lodging.
8. No-Impact Home-Based Business.
9. Small Wireless Facility.
10. Solar Energy System, Private.
11. Temporary Uses.
12. Vehicle Fuel Station, Retail.

E. Accessory Uses permitted by Conditional Use. The Board of Supervisors may approve an Accessory Use by Conditional Use for the following Accessory Uses where it finds that all general criteria in Article IV of this Chapter and all criteria applicable for the Accessory Use as set forth in Article V of this Chapter are satisfied:

1. Crematory.
2. Vehicle Fuel Station, Non-Retail.

F. Dimensional Requirements.

Minimum Lot Size	N/A
Minimum Lot Depth	100'
Minimum Lot Width (at ROW)	50'
Maximum Density	16.0
Minimum Front Setback	10'
Minimum Rear Setback	20'
Minimum Side Setback	7'

Maximum Building Height	50'
Maximum Lot Coverage	60%

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 3567 West 26th Street ERIE, PA 16506
2
3 OWNER David M. Vaydanich, Kathie I. Vaydanich

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 [X] 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:

11
12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [X] No
13 If no, when did you last occupy the Property? 2023

14 3. DESCRIPTION
15 (A) Land Area:
16 (B) Dimensions: 84.5 x 127
17 (C) Shape:
18 (D) Building Square Footage: 2,010

19 4. PHYSICAL CONDITION
20 (A) Age of Property: Additions:
21 (B) Roof
22 1. Age of roof(s): 15 yrs. Asphalt [] Unknown
23 2. Type of roof(s): Architectural shingles
24 3. Has the roof been replaced or repaired during your ownership? [X] Yes [] No
25 4. Has the roof ever leaked during your ownership? [] Yes [X] No
26 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No
27 Explain any yes answers you give in this section: Roof replaced do to age.

28
29
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 [X] No
32 2. Does the Property have a sump pump? [] Yes [X] 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?
34 [] Yes [X] No
35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
36 other structural components? [] Yes [X] No
37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
38 date and person by whom any repairs were done, if known:

39
40
41 (D) Mechanical Systems
42 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant
43 [X] Other: Electric
44 2. Type of heating fuel: [] Electric [] Fuel Oil [X] Natural Gas [] Propane (on-site) [] Central Plant
45 [] Other types of heating systems or combinations:
46 3. Are there any chimneys? [X] Yes [] No If yes, how many? 2
47 Are they working? [X] Yes [] No When were they last cleaned? Not since converted to
48 4. List any buildings (or are as in any buildings) that are not heated: garage
49
50 5. Type of water heater: [] Electric [X] Gas [] Oil Capacity:
51 [] Other:

52 Buyer Initials: CPI Page 1 of 7 Owner Initials: D.V. KV



- 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
 58 8. Type of air conditioning: Central Electric [] Central Gas [] Wall [] None Capacity: _____
 59 List any buildings (or areas of any buildings) that are not air conditioned: _____
 60 Garage and sunroom
 61 9. Type of electric service: 100 AMP [] 220 Volt [] 3-phase 1-phase [] KVA: _____
 62 [] Other: _____
 63 Transformers: _____ Type: _____
 64 Are you aware of any problems or repairs needed in the electrical system? [] Yes No If yes, explain: _____
 65
 66 10. Are you aware of any problems with any item in this section that has not already been disclosed? [] Yes No
 67 If yes, explain: _____
 68
 69

70 (E) Site Improvements

- 71 1. Are you aware of any problems with storm-water drainage? [] Yes No
 72 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
 73 retaining walls on the Property? [] Yes No
 74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
 75 the date and person by whom any repairs were done, if known: _____
 76
 77

78 (F) Other Equipment

- 79 1. Exterior Signs: Yes [] No How many? 2 Number Illuminated: 1
 80 2. Elevators: [] Yes No How many? _____ [] Cable [] Hydraulic rail
 81 Working order? [] Yes [] No Certified through (date) _____
 82 Date last serviced _____
 83 3. Skylights: [] Yes No How many? _____
 84 4. Overhead Doors: Yes [] No How many? 1 Size: 8 Ft.
 85 5. Loading Docks: [] Yes No How many? _____ Levelers: [] Yes [] No
 86 6. At grade doors: [] Yes [] No How many? _____
 87 7. Are you aware of any problems with the equipment listed in this section? [] Yes No
 88 If yes, explain: _____
 89

90 (G) Fire Damage

- 91 1. To your knowledge, was there ever a fire on the Property? [] Yes No
 92 2. Are you aware of any unrepaired fire damage to the Property and any structures on it? [] Yes No
 93 If yes, explain location and extent of damage: _____
 94

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

96 If yes, explain: _____
 97

98 (I) Alarm/Safety Systems

- 99 1. Fire: Yes [] No In working order? Yes [] No
 If yes, connected to: Fire Department [] Yes No Monitoring Service: [] Yes No Not Active
 100 2. Fire extinguishers: [] Yes No
 101 3. Smoke: [] Yes No In working order? [] Yes [] No
 102 4. Sprinkler: [] Yes No Inspected/certified? [] Yes [] No
 103 [] Wet [] Dry Flow rate: _____
 104 5. Security: [] Yes No In working order? [] Yes [] No
 105 If yes, connected to: Police Department [] Yes [] No Monitoring Service [] Yes [] No
 106 6. Are there any areas of the Property that are not serviced by the systems in this section? [] Yes [] No
 107 If yes, explain: _____
 108

109 Buyer Initials: _____

Owner Initials: D.V. KV

110 5. ENVIRONMENTAL

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? [] Yes [X] 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 [X] 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 [X] 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 [X] No
 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): [] Yes [X] No
 125 Discoloring of soil or vegetation: [] Yes [X] No
 126 Oil sheen in wet areas: [] Yes [X] No
 127 Contamination of well or other water supply: [] Yes [X] No
 128 Proximity to current or former waste disposal sites: [] Yes [X] No
 129 Proximity to current or former commercial or industrial facilities: [] Yes [X] No
 130 Proximity to current, proposed, or former mines or gravel pits: [] Yes [X] No
 131 Radon levels above 4 pico curies per liter: [] Yes [X] No
 132 Use of lead-based paint: [] Yes [X] 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 [X] 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 [X] 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 [X] No
 145 3. Are you aware of any storage tanks on the Property? [] Yes [X] 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 [X] 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 [X] 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 [X] 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 [X] 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 [X] 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 [X] No
 163 Explain any yes answers you give in this section: _____
 164 _____
 165 _____

166 Buyer Initials: _____

Owner Initials: DT KV

- 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:
 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 _____
 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 [X] 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 [X] No
 208 If yes, explain: _____
 209 _____

- 210 (C) Other Utilities
 211 The Property is serviced by the following: [X] Natural Gas [X] Electricity [X] Telephone
 212 [] Other: _____

213 **7. TELECOMMUNICATIONS**

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

224 Buyer Initials: _____ CPI Page 4 of 7 Owner Initials: *DR KV*

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 [] 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 MU2 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 [] 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 [] 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? [X] Yes [] No

274 If yes, number of residential dwelling units: 1

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: _____

Owner Initials: D.T. KV

- 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 _____
 325 _____

326 **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: _____
 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: _____

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 David M. Vaydanich DATE 3-20-26
David M. Vaydanich

349 OWNER Kathie I. Vaydanich DATE 3/20/26
Kathie I. Vaydanich

350 OWNER _____ DATE _____

351 BUYER _____ DATE _____

352 BUYER _____ DATE _____

353 BUYER _____ DATE _____