

Agent Full

Commercial-Industrial-Business



4225-4031 Main St

MLS #: 1730663 Status: Active
 Address: 4225-4031 Main St
 Area: Bloomfield
 Postal/Mailing City: Pittsburgh
 Lease Price:
 Directions:
 Map#/Block#/Lot#/Info: 0049-S-00008-0000-00
 Lot: 0.32 acre
 Lot Desc:
 Zoning: comm
 For Sale: Building, Business, Equipment, Land
 For Lease:
 Business Name: B&M Auto
 Business Description: Anything you want!!
 Recent: 11/13/2025 : NEW

List Price: \$1,800,000
 County: Allegheny-East
 Zip Code: 15224
 State: Pennsylvania
 Lease Per:
 Acres: 0.32
 CIB Type: For Sale

General Information

Office SqFt:
 Warehouse SqFt: 10,000
 Road Frontage:
 Ceiling Height: 13
 Are the Listing Images Digitally Altered/Staged?: No

Railroad:
 Freight Elev:
 Sprinkler Sys:
 Dock:
 GAI: \$168,000
 GOI:
 Vacancy %:
 Taxes: \$8,840

Utilities:
 Maintenance:
 Other Expenses:
 NOI:
 Insurance:

Remarks

INCREDIBLE OPPORTUNITY! This property can be used as it currently is, or turned into retail space for shops, restaurant, business center with offices, Doctor's offices, construction work equipment requiring tall ceilings, truly Anything at all because there are endless possible options and the wide open space gives you the ability to easily transform it. On top of the space itself, the proximity to Pittsburgh's Medical Community & public transportation availability makes this an amazing buy since it Also includes a parking lot... In-the-City! At this price, it could even be leveled for a new high-rise residential space with plenty of parking underneath. The possibilities are truly limitless. Property consists of 3 separate parcels, All parcels have separate utilities - owner willing to sell together or separately. Once in a lifetime investment opportunity. More photos coming soon.

Agent Remarks

--- NO SIGN --- Tenant's Business currently in operation, do not allow interested buyers to visit property during business hours. Must Have Confirmed Appt and Must contact agent for Alarm Code(S) to show, no lockbox. Owner willing to sell entire property at this price or separate parcels: 4301 - \$1,000,000 / 4225 - \$950,000. Buyer to do their own due diligence & verify any information material to their decision making process. Taxes, Market Value, Square Footage & Lot sizes approx & combined for all 3 parcels and taken from Realist.

Features

Type Property: Other
 Form of Access: City
 Parking: /Pkg Lot!
 Traffic Count:
 Show: Other

Year Built:
 Construction: Concrete
 Insulation:
 Utilities Avail: Electricity, Gas, Sewer, Water

Office Information

Value: Market Value - \$357300
 ENT:
 Seller Consider Concession Y/N: Yes
 Owner: Chechak Enterprises
 Contact: AGENT
 Agent: Jennifer Bartlett
 Email: jennsellspgh@yahoo.com
 Agent State License #: RS 298809
 List Office: 13601 - COLDWELL BANKER REALTY
 List Date: 11/13/2025

Tenant Occ: Yes
 Foreclosure: No
 Taxes: \$8,840
 Short Sale: No

Tour Date:
 Phone: 412-848-2712
 Phone: 412-848-2712
 Cell Phone: 412-848-2712

Tour URL:
 Broker State License #: RB 0066636
 Phone: 412-366-1600 ext.
 Expire Date: 11/12/2026
 Pending Date:

Tour URL:
 Video Tour URL

List #	Address	DOM	Price	Change Type	Effective	Chg Info	Chg Timestamp
1730663	4225-4031 Main St		\$1,800,000	New Listing	11/13/2025	->A	11/13/25 03:53 PM

COMMERCIAL PROPERTY INFORMATION SHEET

This form recommended and approved for, but not restricted to use by, the members of the Pennsylvania Association of Realtors® (PAR).

1 PROPERTY 4225-4301 MAIN ST, PITTSBURGH, PA 15224

2 3 OWNER CHECHAK ENTERPRISES

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: currently an auto repair/body shop9 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: Unknown Additions: _____

21 (B) Roof

22 1. Age of roof(s): _____ Unknown

23 2. Type of roof(s): _____

24 3. Has the roof been replaced or repaired during your ownership? Yes No25 4. Has the roof ever leaked during your ownership? Yes No26 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No27 Explain any yes answers you give in this section: Leaks around drain

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 No32 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?

34 Yes No35 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 No37 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: _____

41 (D) Mechanical Systems

42 1. Type of heating: Forced Air Hot Water Steam Radiant43 Other: _____44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant45 Other types of heating systems or combinations: Waste oil furnace46 3. Are there any chimneys? Yes No If yes, how many?47 Are they working? Yes No When were they last cleaned?

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

50 5. Type of water heater: Electric Gas Oil Capacity: _____51 Other: _____

52 Buyer Initials: _____

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Owner Initials: _____

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CJC JJCPennsylvania
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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: _____

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: _____

61 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 62 Other: un known _____

63 Transformers: _____ Type: _____
 64 Are you aware of any problems or repairs needed in the electrical system? Yes No
 65 If yes, explain: _____

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: _____

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: _____

78 (F) Other Equipment

79 1. Exterior Signs: Yes No How many? 2 Number illuminated: 2
 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? 3 Size: 12 X 14
 85 5. Loading Docks: Yes No How many? _____ Levelers: Yes No
 86 6. At grade doors: Yes No How many? 2
 87 7. Are you aware of any problems with the equipment listed in this section? Yes No
 88 If yes, explain: Bulbs needs changed

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

97 (I) Alarm/Safety Systems

98 1. Fire: Yes No In working order? Yes No
 99 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 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: _____

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EJC
SPC

109 Buyer Initials: _____

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Owner Initials: JZC SPC

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, earthmovement, 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

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: *Unknown*
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

SPC
ESC

166 Buyer Initials: _____

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Owner Initials: *JZC SPC*

167 (C) Wood Infestation

168 1. Are you aware of any termites/wood-destroying insects, dry rot, or pests affecting the Property? Yes No

169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No

170 3. Is the Property currently under contract by a licensed pest control company? Yes No

171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

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

175 (D) Natural Hazards/Wetlands

176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No

177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No

178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

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

181 **6. UTILITIES**

183 (A) Water

184 1. What is the source of your drinking water? Public Community System Well on Property

185 Other: _____

186 2. If the Property's source of water is not public:
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 3. Is there a softener, filter, or other purification system? Yes No

191 If yes, is the system: Leased Owned

192 4. Are you aware of any problems related to the water service? Yes No

193 If yes, explain: _____

195 (B) Sewer/Septic

196 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system
If on-site, what type? Cesspool Drainfield Unknown
 Other (specify): _____

200 2. Is there a septic tank on the Property? Yes No Unknown
If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown
 Other (specify): _____

204 3. When was the on-site sewage disposal system last serviced? _____

205 4. Is there a sewage pump? Yes No
If yes, is it in working order? Yes No

206 5. Are you aware of any problems related to the sewage system? Yes No
If yes, explain: _____

209 (C) Other Utilities

210 The Property is serviced by the following: Natural Gas Electricity Telephone

211 Other: _____

212 **7. TELECOMMUNICATIONS**

213 (A) Is a telephone system included with the sale of the Property? Yes No
If yes, type: _____

214 (B) Are ISDN lines included with the sale of the Property? Yes No

215 (C) Is the Property equipped with satellite dishes? Yes No
If yes, how many? _____
Location: _____

219 (D) Is the Property equipped for cable TV? Yes No
If yes, number of hook-ups: _____
Location: _____

222 (E) Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No
Does the Property have T1 or other capability? Yes No

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SPC

224 Buyer Initials: _____

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Owner Initials: J2C SPC

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? Yes No

228 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? Yes No

229 3. Do you know of any health, fire, or safety violations concerning this Property? Yes No

230 4. Do you know of any OSHA violations concerning this Property? Yes No

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

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

233

234 (B) Condemnation or Street Widening

235 1. To your knowledge, is the Property located in an area where public authorities are contemplating proceedings for highway,
236 thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects?
237 Yes No

238 If yes, explain: _____

239 (C) Zoning

240 1. The Property is currently zoned Commercial by the (county,
241 ZIP) Allegheny 15224

242 2. Current use is: conforming non-conforming permitted by variance permitted by special exception

243 3. Do you know of any pending or proposed changes in zoning? Yes No

244 If yes, explain: _____

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

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

247 If yes, Certificate Number is: _____

248 (F) Is the Property a designated historic or archeological site? Yes No

249 If yes, explain: _____

250 9. LEGAL/TITLE ISSUES

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

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

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

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

259 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes 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 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
262 cannot be satisfied by the proceeds of this sale? Yes No

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

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

265 10. RESIDENTIAL UNITS

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

267 If yes, number of residential dwelling units: _____

268 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
269 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

270 11. TENANCY ISSUES

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

272 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
273 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No

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

275 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

276 SPC

277 Buyer Initials: _____

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279 Owner Initials: JZC SPC SPC

284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
286 terms, etc.)? Yes No
287 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
288 Yes No
289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
290 (I) Are you currently involved in any type of dispute with any tenant? Yes No
291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
292 _____
293 _____
294 _____

12. DOMESTIC SUPPORT LIEN LEGISLATION

296 (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
297 domestic relations office in any Pennsylvania county? Yes No
298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
299 number: _____

13. LAND USE RESTRICTIONS OTHER THAN ZONING

300 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
301 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
302 Note: An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
303 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
304 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
305 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
306 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
307 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
308 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.
309 (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
310 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
311 supply, or open spaces uses)? Yes No
312 Note: This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
313 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
314 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
315 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
316 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
317 tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The
318 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.
319 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
320 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?
321 Yes No
322 Explain any yes answers you give in this section: _____
323 _____
324 _____
325 _____

14. SERVICE PROVIDER/CONTRACTOR INFORMATION

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

342 Buyer Initials: _____

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Owner Initials: JZC ESC SPC

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 Stephen Chechak Elizabeth Chechak DATE 11-13-25
349 OWNER Jay Chechak DATE 11-13-25
350 OWNER John Chechak DATE 11-13-25

351 BUYER _____ DATE _____
352 BUYER _____ DATE _____
353 BUYER _____ DATE _____