

**\$1,000,000**



**258 42<sup>nd</sup> Street  
Pittsburgh PA 15201**



**The Thieroff Team**

**Jeremy Thieroff**

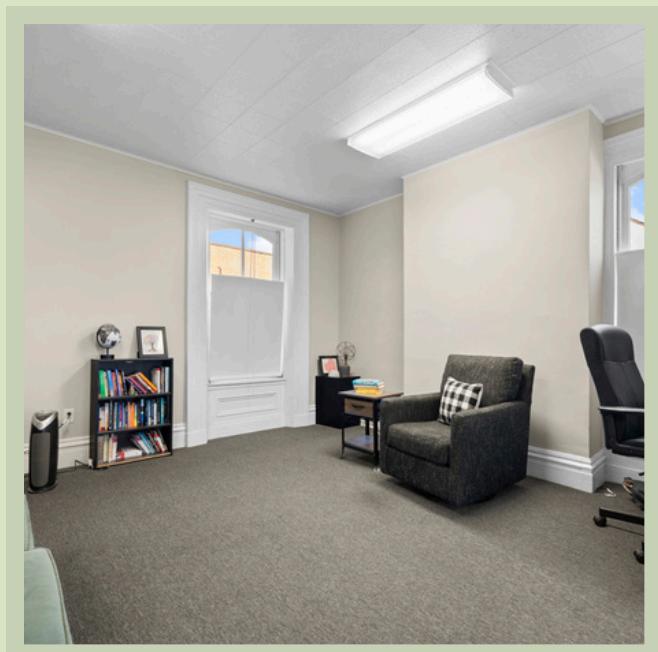
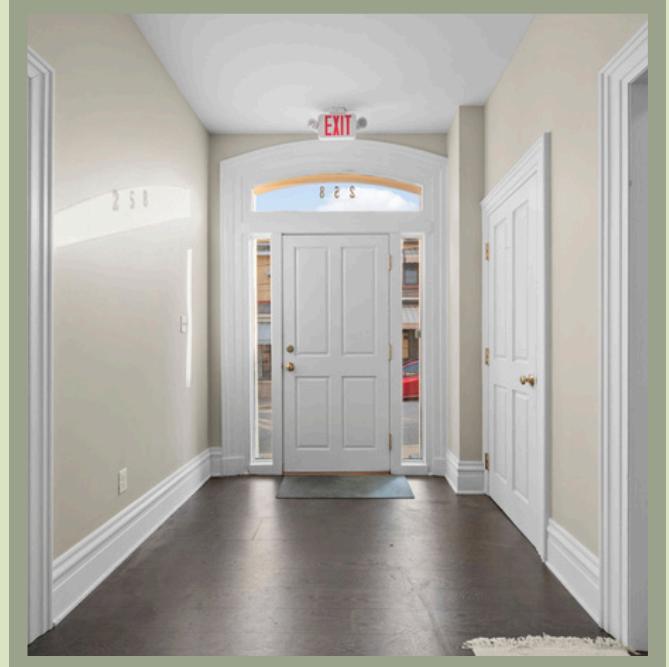
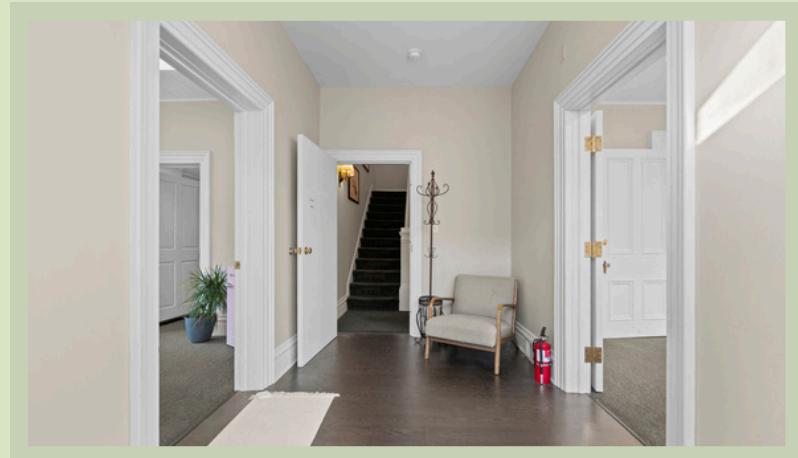
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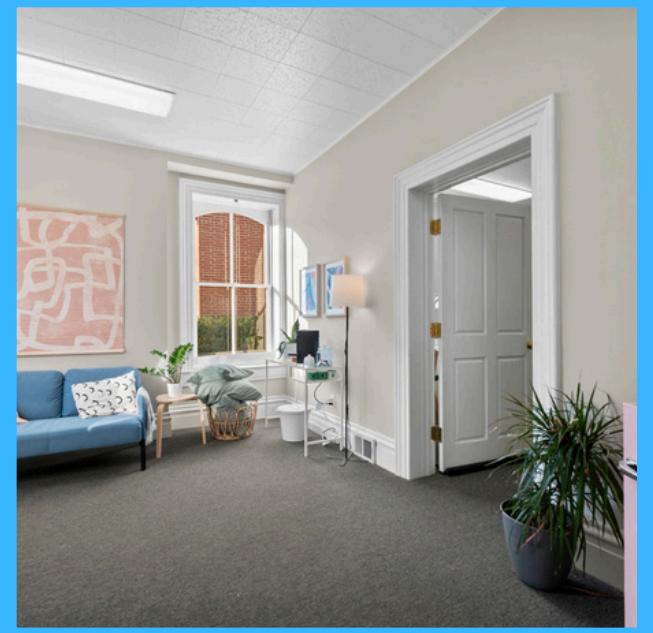
**412-682-0120 (O)**

**tteamrealty@gmail.com**



# Incredible commercial property located in the heart of Lawrenceville!!





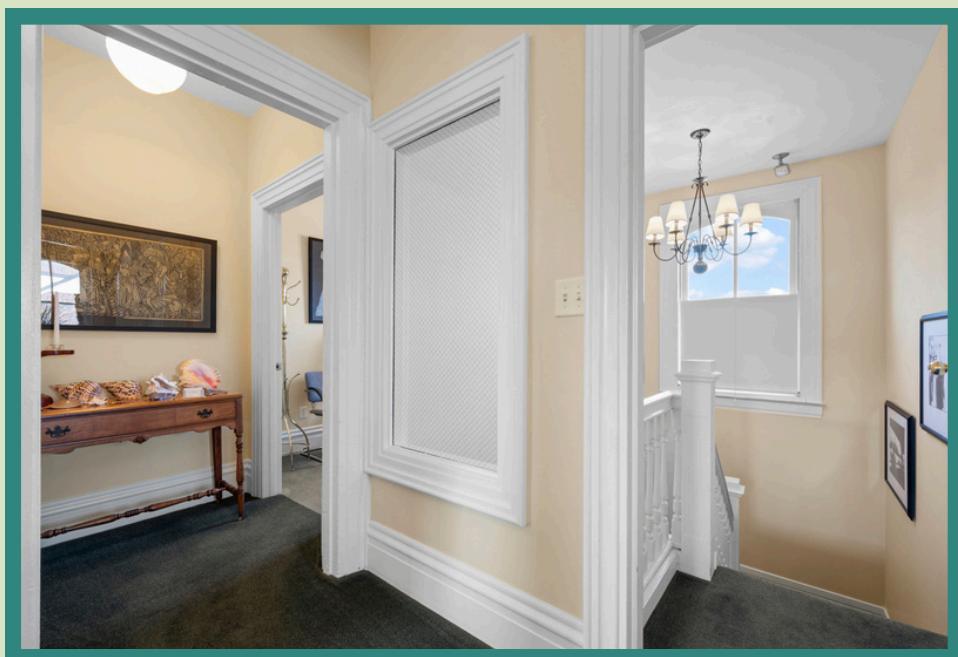
**Two spacious floors with offices, reception areas, and treatment rooms.**

**Bonus ADA accessible office.**





**Flexible layout ideal for medical, wellness or professional office use.**

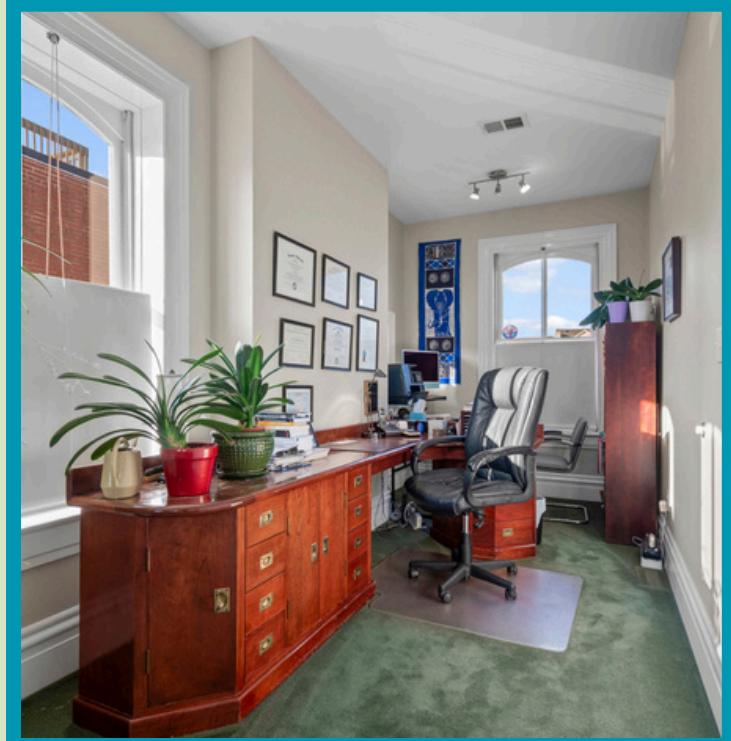




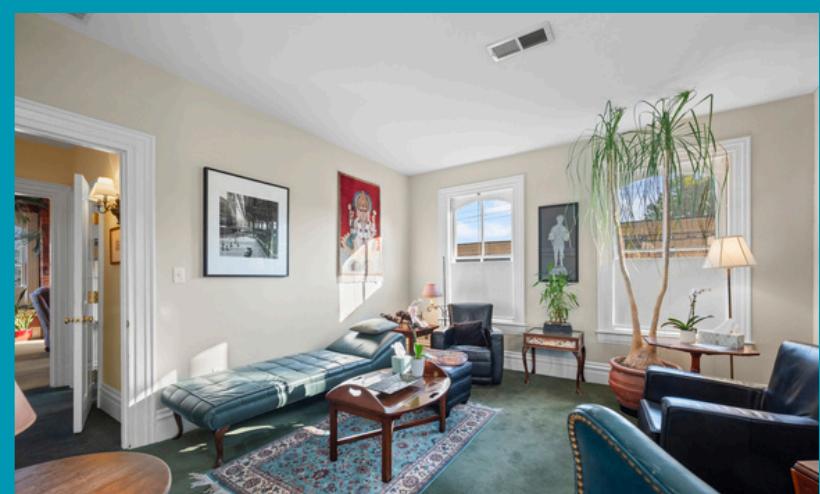
**Modern interior updates  
make this a move-in  
ready space.**

**Abundant natural light  
throughout the building.**



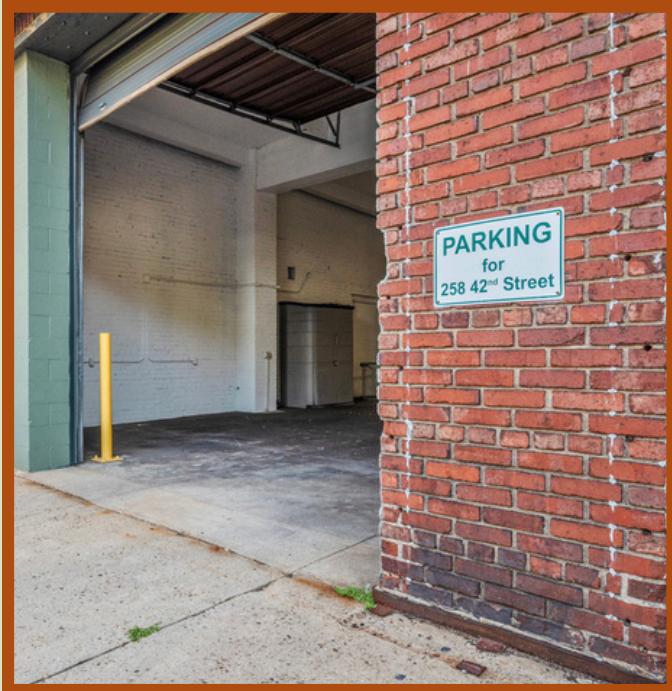


**This property combines functionality, charm & convenience in one of Pittsburgh's most desirable neighborhoods.**



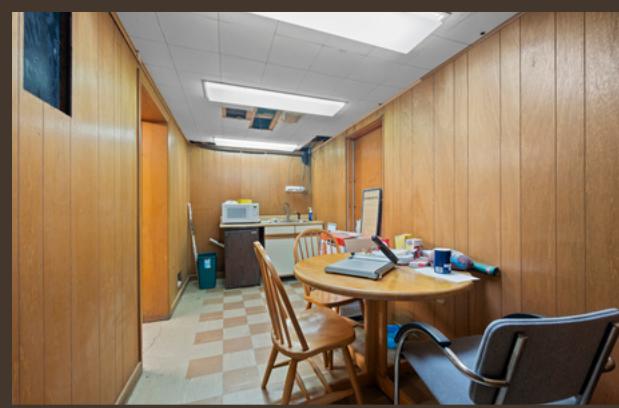


**The courtyard in the rear of the building leads to a secure, indoor 6-car garage for you and your patients.**





Whether you're looking to expand your practice, relocate your business, or invest in a prime location, this space has everything you need!



## 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 258 42nd Street Pittsburgh, PA 15201  
23 OWNER The Orbifisch Co., LLC  
45 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties that a buyer  
6 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  
7 Owner), any real estate broker, or their agents.8 Property Type:  Office  Retail  Industrial  Multi-family  Land  Institutional  
9  Hospitality  Other:10 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the  
11 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: 7,176 square feet

16 B. Dimensions: Section #1: 44 x 92 ; section 2: 46 x 68

17 C. Shape: L shape

18 D. Building Square Footage: 1<sup>st</sup> FL: 1,000 sq. ft. ; 2<sup>nd</sup> floor: 1,000 sq ft. ; basement(storage): 1,000 sq ft.

19 4. PHYSICAL CONDITION

20 A. Age of Property: 1871 Additions: 2006: handicapped consulting room, handicapped  
21 bathroom hallway to basement  Unknown

22 B. Roof

23 1. Age of roof(s): roof replaced 2014

24 2. Type of roof(s): asphalt shingles

25 3. Has the roof been replaced or repaired during your ownership?  Yes  No26 4. Has the roof ever leaked during your ownership?  Yes  No27 5. Do you know of any problems with the roof, gutters, or downspouts?  Yes  No28 Explain any yes answers you give in this section: gutters can leak at seams periodically, these have  
been repaired as needed, these are minor leakings with no  
practical consequences

29 C. Structural Items, Basements and Crawl Spaces

30 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures?  Yes  No31 2. Does the Property have a sump pump?  Yes  No

32 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?

33  Yes  No34 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other  
structural components?  Yes  No35 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: in basement by furnace there is water leakage, a small amount  
during heavy, lengthy rainstorms which goes directly into a drain. This does  
not occur during regular rain & the floor is dry 95% of the time

36 D. Mechanical Systems

37 1. Type of heating:  Forced Air  Hot Water  Steam  Radiant38  Other:39 2. Type of heating fuel:  Electric  Fuel Oil  Natural Gas  Propane (on-site)  Central Plant40  Other types of heating systems or combinations:41 3. Are there any chimneys?  Yes  No If yes, how many? 442 Are they working?  Yes  No When were they last cleaned? 2006

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

44 5. Type of water heater:  Electric  Gas  Oil Capacity: 66 gallons45  Other:

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

CPI Page 1 of 6

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

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10/04



Pennsylvania Association of REALTORS®

ll Bunker Real Estate Services - Shadyside, 5996 Penn Circle South Pittsburgh, PA 15206  
(412)363-4000 Fax: (412)363-7551 TIMOTHY FABIANProduced with ZipForm® by zipLogix 18070 Fifteen Mile Road, Fraser, Michigan 48026 [www.zipLogix.com](http://www.zipLogix.com)

258 42nd 20615

6. Type of plumbing:  Copper  Galvanized  Lead  PVC  Unknown  
 Other: mostly copper, some PVC

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: 2 LARGE UNITS FOR THE  
 List any buildings (or areas of any buildings) that are not air conditioned: WHOLE BUILDING - VERY ADEQUATE  
COOLING EVEN WITH TEMPERATURES IN THE 90's

9. Type of electric service: \_\_\_\_\_ AMP  220 Volt  3-phase  1-phase  KVA: \_\_\_\_\_  
 Other:  
 Transformers: NONE Type: \_\_\_\_\_  
 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  
 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: \_\_\_\_\_

#### F. Other Equipment

1. Exterior Signs:  Yes  No How many? \_\_\_\_\_ Number illuminated: \_\_\_\_\_  
 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? \_\_\_\_\_  
 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 unrepainted 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: \_\_\_\_\_

#### ENVIRONMENTAL

##### A. Soil Conditions

1. Are you aware of any fill or expansive soil on the Property?  Yes  No  
 If yes, were soil compaction tests done?  Yes  No If yes, by whom? \_\_\_\_\_  
 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect the Property?  Yes  No

3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?

Yes  No

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

B. Hazardous Substances

1. Are you aware of the presence of any of the following on the Property?

Asbestos material:  Yes  No

Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI):  Yes  No

Discoloring of soil or vegetation:  Yes  No

Oil sheen in wet areas:  Yes  No

Contamination of well or other water supply:  Yes  No

Proximity to current or former waste disposal sites:  Yes  No

Proximity to current or former commercial or industrial facilities:  Yes  No

Proximity to current, proposed, or former mines or gravel pits:  Yes  No

Radon levels above 4 picocuries per liter:  Yes  No

Use of lead-based paint:  Yes  No

Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began, before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the Property.

Are you aware of any lead-based paint or lead-based paint hazards on the Property?  Yes  No

If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: \_\_\_\_\_

Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property?  Yes  No

If yes, list all available reports and records: \_\_\_\_\_

2. To your knowledge, has the Property been tested for any hazardous substances?  Yes  No

3. Are you aware of any storage tanks on the Property?  Yes  No  Aboveground  Underground

Total number of storage tanks on the Property: \_\_\_\_\_ Aboveground \_\_\_\_\_ Underground

Are all storage tanks registered with the Pennsylvania Department of Environmental Protection?  Yes  No

If no, identify any unregistered storage tanks: \_\_\_\_\_

Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks?  Yes  No

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 tank?

Yes  No

Do methods and procedures exist for the operation of tanks and for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system?  Yes  No Explain: \_\_\_\_\_

Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?

Yes  No If yes, have you reported the release to and corrective action to any governmental agency?  Yes  No

Explain: \_\_\_\_\_

4. Do you know of any other environmental concerns that may have an impact on the Property?  Yes  No

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

C. Wood Infestation

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

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

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

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

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

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

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

Ver Initials: \_\_\_\_\_

## 183 6. UTILITIES

## A. Water

184 1. What is the source of your drinking water?  Public  Community System  Well on Property185  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 3. Is there a softener, filter, or other purification system?  Yes  No192 If yes, is the system:  Leased  Owned193 4. Are you aware of any problems related to the water service?  Yes  No

194 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 system197 If on-site, what type?  Cesspool  Drainfield  Unknown198  Other (specify): \_\_\_\_\_199 2. Is there a septic tank on the Property?  Yes  No  Unknown200 If yes, what is the type of tank?  Metal/steel  Cement/concrete  Fiberglass  Unknown201  Other (specify): \_\_\_\_\_

202 3. When was the on-site sewage disposal system last serviced? \_\_\_\_\_

203 4. Is there a sewage pump?  Yes  No204 If yes, is it in working order?  Yes  No205 5. Are you aware of any problems related to the sewage system?  Yes  No

206 If yes, explain: \_\_\_\_\_

## 207 C. Other Utilities

208 The Property is serviced by the following:  Natural Gas  Electricity  Telephone209  Other: \_\_\_\_\_

## 210 7. TELECOMMUNICATIONS

211 A. Is a telephone system included with the sale of the Property?  Yes  No

212 If yes, type: \_\_\_\_\_

213 B. Are ISDN lines included with the sale of the Property?  Yes  No214 C. Is the Property equipped with satellite dishes?  Yes  No

215 If yes, how many? \_\_\_\_\_ Location: \_\_\_\_\_

216 D. Is the Property equipped for cable TV?  Yes  No

217 If yes, number of hook-ups: \_\_\_\_\_ Location: \_\_\_\_\_

218 E. Are there fiber optics available to the Property?  Yes  No Is the building wired for fiber optics?  Yes  No219 Does the Property have T1 or other capability?  Yes  No *unknown, possibly*

## 220 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

## 221 A. Compliance, Building Codes &amp; OSHA

222 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property?  Yes  No223 2. Do you know of any violations of building codes or municipal ordinances concerning this Property?  Yes  No224 3. Do you know of any health, fire, or safety violations concerning this Property?  Yes  No225 4. Do you know of any OSHA violations concerning this Property?  Yes  No226 5. Do you know of any improvements to the Property that were done without building or other required permits?  Yes  No

227 Explain any yes answers you give in this section: \_\_\_\_\_

## 228 B. Condemnation or Street Widening

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

230 If yes, explain: \_\_\_\_\_

## 231 C. Zoning

232 1. The Property is currently zoned PROFESSIONAL - COMMERCIAL by the  
(county, ZIP) Allegheny 15201233 2. Current use is:  conforming  non-conforming  permitted by variance  permitted by special exception234 3. Do you know of any pending or proposed changes in zoning?  Yes  No

235 If yes, explain: \_\_\_\_\_

*M.F.*

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

D. Is there an occupancy permit for the Property?  Yes  No  
E. Is there a Labor and Industry Certificate for the Property?  Yes  No  
If yes, Certificate Number is: \_\_\_\_\_  
F. Is the Property a designated historic or archeological site?  Yes  No  
If yes, explain: \_\_\_\_\_

## 9. LEGAL/TITLE ISSUES

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

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

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

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

E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property?  Yes  No

F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property?  Yes  No

G. Are you aware of any judgment, encumbrance, lien (for example co-maker or equity loan) or other debt against the Property that cannot be satisfied by the proceeds of this sale?  Yes  No

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

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

Explain any yes answers you give in this section:

---

**10. RESIDENTIAL UNITS**

Is there a residential dwelling unit located on the Property?  Yes  No If yes, number of residential dwelling units: \_\_\_\_\_

Note: If one to four residential dwelling units are to be sold with, or as part of, the Property, Owner must complete a Seller's Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

## 11. TENANCY ISSUES

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

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

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

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

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

1. Are you currently involved in any type of dispute with any tenant? \_\_\_\_\_  
Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary.

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**12. DOMESTIC SUPPORT LIEN LEGISLATION**

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:

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**13. LAND USE RESTRICTIONS OTHER THAN ZONING**

**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.

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

309  
310  
311  
312 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.)  
313 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,  
314 or open spaces uses)?  Yes  No

315 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  
316 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and  
317 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  
318 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the  
319 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  
320 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  
321 Property was subject to the covenant, limited to the past 5 years.

322 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,  
323 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?  Yes  No  
324 Explain any yes answers you give in this section: \_\_\_\_\_

24 14. SERVICE PROVIDER/CONTRACTOR INFORMATION

25 A. Provide the names, addresses and phone numbers of the service providers for any Maintenance Contracts on the Property (e.g., elevators, other  
26 equipment, pest control). Attach additional sheet if necessary: none

27 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm  
28 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: none

29 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,  
30 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: none

31 The undersigned Owner represents that the information set forth in this document is accurate and complete to the best of Owner's knowledge. Owner  
32 permits Broker to share information contained in this document with prospective buyers/tenants and other real estate licensees. OWNER ALONE IS  
33 RESPONSIBLE FOR THE ACCURACY OF THE INFORMATION CONTAINED IN THIS STATEMENT. Owner will notify Broker in writing of  
34 any information supplied on this form which is rendered inaccurate by a change in the condition of the Property following completion of this form.

OWNER

The Orbifisch Co., LLC

DATE

OWNER

*Mario Fischetti, P.L.D.*

DATE

2-24-15

OWNER

DATE

BUYER

DATE

BUYER

DATE

BUYER

DATE

6/10/25 UPDATES

Commercial Property Information Sheet

Item 4B5 — gutters totally replaced about 2021. No current problems

4D5 — basement furnace and water heater fully replaced  
5/25



**KW** EXCLUSIVE  
KELLERWILLIAMS.<sup>®</sup>  
PITTSBURGH