

# RESTAURANT WITH LIQUOR LICENSE

**Available** | Pittsburgh Inn | 3725 W. Lake Rd | Erie, PA 16505

**SBRE**  
SHERRY BAUER REAL ESTATE SERVICES



## OFFERING SUMMARY

<b>Real Property:</b>	\$330,000
<b>Liquor License:</b>	\$145,000
<b>Building Size:</b>	3,061 SF
<b>Lot Size:</b>	0.347 Acres
<b>Year Built:</b>	1924
<b>Tax ID #:</b>	33-018-084.0-001.00
<b>Zoning:</b>	MU-1, Neighborhood Mixed Use
<b>Traffic Count:</b>	11,000

## PROPERTY HIGHLIGHTS

- Unique Opportunity To Buy Or Lease The Famous Pittsburgh Inn Of Erie, PA
- 1.8 Miles From Presque Isle State Park And Waldameer Amusement Park Along A Major Thoroughfare - 11,000 Average Daily Traffic (AADT PennDOT, 2022 Count Year)
- Be The Operator Of The Famous, 100 Year, Highly Established Pittsburgh Inn
- Known For Its Enjoyable Family Atmosphere And Awesome Food
- 3,061± SF Turn-Key Facility With 2 Bedroom Apartment
- 1,765± SF Main Restaurant Area With 2 Restrooms
- Table Seating For 58± & Bar Seating For 11±
- Fully Equipped Commercial Kitchen & 1,765± SF Lower-Level Storage
- Leased 1,296± SF 2 Bedroom Apartment & 648± SF Attic - \$800/Month Rent
- 0.35± Acre Corner Lot With Parking For ±30
- 3 Year Gross Sales Average - \$316,803 (Average 22 Operating Hours Weekly)
- Sale Includes Real Property, Business, Liquor License & All Business Assets
- Lease Options May Be Available To Qualified Applicants
- Lease Rate Negotiable – Must Be Operated As The Pittsburgh Inn
- Sale Price: Real Property And Turn-Key Business/\$330,000
- PA Liquor License/\$145,000 (Liquor License Cannot Be Purchased Separately)

## FOR MORE INFORMATION PLEASE CONTACT

**Sherry Bauer**

Broker

O. 814.453.2000 x101 \ C. 814.460.2000

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



Abundant Parking & Excellent Signage & Visibility



1,765± SF Restaurant Area



Table Seating For 58± & Bar Seating For 11±



Fully Equipped Commercial Kitchen



See Equipment List



1,765± SF Lower-Level Storage

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## HOURS OF OPERATION

The Pittsburgh Inn currently operates on a reduced schedule at approximately 34% of their historic hours. The reduced schedule has been in effect since mid-2020. Prior to this Pittsburgh Inn had a large following for lunch and Sunday breakfast/brunch. They also stayed open later on game nights & in summer.

Upside potential for buyer/tenant by increasing the hours of operation.

DAY	CURRENT HOURS	HISTORICAL HOURS
Sunday	Closed	8:00a.m. - 8:00p.m.
Monday	Closed	Closed
Tuesday	4:00p.m. - 8:00p.m	11:00a.m. - 9:00p.m.
Wednesday	4:00p.m. - 8:00p.m	11:00a.m. - 9:00p.m.
Thursday	4:00p.m. - 8:00p.m	11:00a.m. - 9:00p.m.
Friday	4:00p.m. - 9:00p.m.	11:00a.m. - 10:00p.m.
Saturday	4:00p.m. - 9:00p.m.	11:00a.m. - 10:00p.m.
	22 Hours Weekly	64 Hours Weekly

## APARTMENT

- 1,296± SF 2 Bedroom, 1 Bathroom Apartment & 648± SF Attic
- Tenant Shovels Snow & Salts Stairwell To Apartment
- Leased At \$800/Month Plus Electric
- Two Month Notice Period

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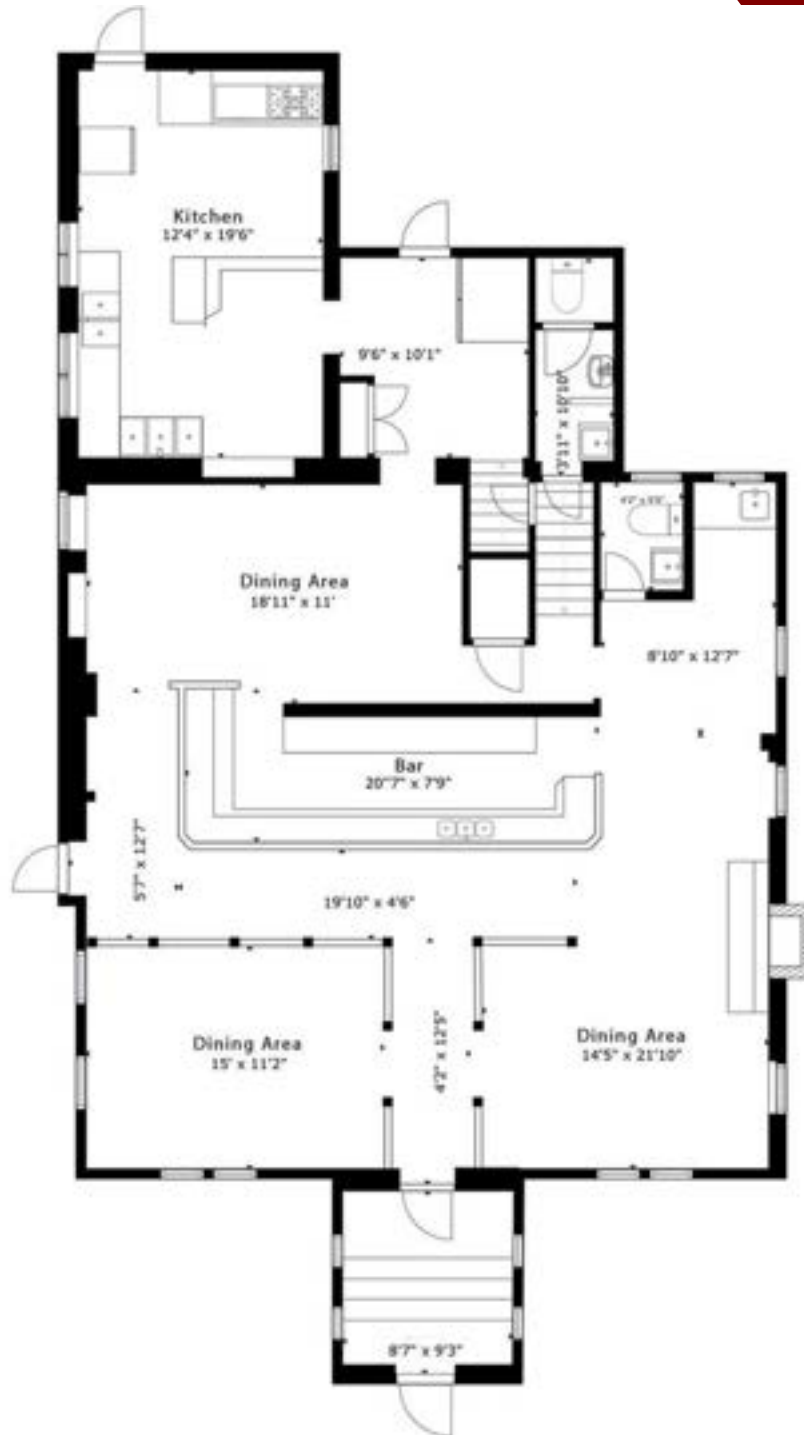
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360° VIRTUAL TOUR



1,765± SF Gross External Area (Assessor) -- 1,737± SF Gross Internal Area (Measurement)

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

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# Pittsburgh Inn Equipment List

#	Item Description
1	American Dish Machine
1	Turbo Air Sandwich Station
1	Edesa Sandwich Station
1	Hobart Slicer
1	Turbo 2-Door Freezer
1	Turbo Refrigerator
2	Dean Deep Fryer
1	Royal Double Oven, 4 Burner Grill
1	Steamtable
1	Koolaire Ice Machine
2	French Fry Cutter
4	POS System - 3 Stations With Printers Plus Main Terminal Downstairs With Printer
4	Draft System With Line Maintenance - 4 Lines
1	Walk-In Cooler (Downstairs)
1	Co2 System For Draft Beer
1	Stainless Cooler (Behind Bar)
1	Walk-In Outside Freezer
	Stereo & Speakers, TV
	Microwaves, All Bar Ware
	All Dishes, Silverware, Pots And Pans
	Soup Crock, Storage Containers, 2-Burner Hot Plate
	Tables, Chairs, Caddies, Menus, Recipes
	* Bunn Coffee Maker - Owned by Premium Coffee Co.
	** Ice Bin, Pepsi Set Up, 3 Pepsi Coolers Will Remain: Owned & Serviced By Pepsi.

Address: 3725 W LAKE RD

Owner: MAD JJ LLC

Parcel: 33018084000100

Parcel Profile

Address	3725   W   LAKE   RD
Street Status	PAVED
School District	MILLCREEK SCHOOL
Acreage	0.3469
Classification	C
Land Use Code	RESTAURANTS, STORES (RETAIL)
Legal Description	3725 W LAKE RD LOT 9 & 10 103.71 X 154.27 IRR
Square Feet	3061
Topo	LEVEL
Utility	ALL PUBLIC
Zoning	Please contact your municipal zoning officer
Deed Book	1457
Deed Page	1515

2024 Tax Values

Land Value / Taxable	68,000 / 68,000.00
Building Value / Taxable	111,000 / 111,000.00
Total Value / Taxable	179,000 / 179,000.00

Clean & Green	Inactive
Homestead Status	Inactive
Farmstead Status	Inactive
Lerta Amount	0
Lerta Expiration Year	0

Commercial Data

Card 1	RESTAURANT
	Business Living Area - 3061
	Year Built - 1927
	Improvement Name - PITTSBURGH INN
	Value - 96880

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Other Buildings & Yards

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Description	Built	Width	Length	Area
PAVING ASPHALT PARKING	1970	0	0	11350

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Sales History

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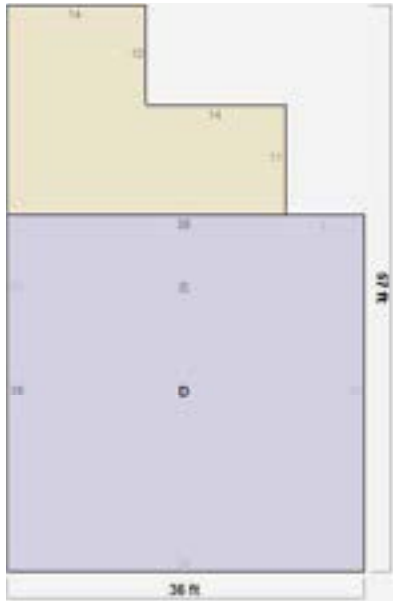
Sale Date	From	To	Type	Price	Book / Page	Other Info
11/2/2007	BROWN DOROTHY C REVOCABLE TRUST ET	MAD JJ LLC	LAND & BUILDING		1457 / 1515	DEED
1/23/2007	BROWN DOROTHY C TRUSTEE OF THE DOROTHY C	BROWN DOROTHY C REVOCABLE TRUST ET	LAND & BUILDING		1390 / 2218	DEED
11/4/2005	BROWN DOROTHY J	BROWN DOROTHY C TRUSTEE OF THE DOROTHY C	LAND & BUILDING		1284 / 1618	QUIT CLAIM DEED
11/15/2002	BROWN PATRICK J	BROWN DOROTHY J	LAND & BUILDING		0946 / 0001	QUIT CLAIM DEED
2/20/1991					0150 / 2396	
3/22/1988					0044 / 1346	
10/16/1985					1602 / 0087	
2/7/1973					1088 / 0469	
12/22/1958					0790 / 0312	

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# Parcel Sketches

## Commercial Card 1



A	MAIN	1765 square feet
B	MAIN	1765 square feet
C	MAIN	1296 square feet
D	MAIN	648 square feet

## Parcel Images



# 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
2024	1183.19	752.46	2912.22	0	4847.87
2023	1066.84	707.71	2855.12	0	4629.67
2022	1066.84	636.11	2747.95	0	4450.90
2021	1066.84	636.11	2642.27	0	4345.22
2020	1022.09	636.11	2595.55	0	4253.75
2019	1022.09	636.11	2595.55	0	4253.75
2018	968.39	636.11	2524.87	0	4129.37
2017	968.39	636.11	2475.36	0	4079.86
2016	923.64	636.11	2466.41	0	4026.16
2015	882.47	636.11	2431.16	0	3949.74
2014	882.47	636.11	2376.51	0	3895.09
2013	882.47	457.11	2267.93	0	3607.51
2012	722.37	353.35	1776.67	0	2852.39
2011	722.37	293.65	1776.67	0	2792.69
2010	722.37	293.65	1746.82	0	2762.84
2009	650.73	293.65	1688.32	0	2632.70
2008	620.88	293.65	1688.32	0	2602.85
2007	655.88	325.87	1688.32	0	2670.07
2006	655.88	325.87	1873.55	0	2855.30
2005	620.10	325.87	1824.53	0	2770.50
2004	620.10	337.85	1738.40	0	2696.35
2003	609.50	337.85	1654.93	0	2602.28

**OPENING MONDAY, DECEMBER 12th  
GREEN GOOSE GRILL**

3725 West Lake Road. Phone C 6-920  
1 Block East of Powell Ave. on South Side of Lake Road.  
Under Personal Direction of Mr. John Felbinger.  
**SANDWICHES SHORT ORDERS BEVERAGES DANCING**  
Reservations Taken for \$1 Sunday Dinner

**Pittsburgh Inn**

BEST LAKE AND  
BEACHBOY DINERS

A Good Place to  
Bring Your Family  
and Friends for a

Delicious  
STEAK, CHICKEN  
OR FISH

Dinner

BAR-B-Q  
SANDWICHES  
BEER LIQUOR  
WINE

Heated Tourist  
Cabins

MR. and MRS. JACK LUCAS

—OWNED DINOR—

**John Felbinger,  
Retired, Dies  
Here at 72**

BY JAY JAMES

JOHN FELBINGER died last night. He was 72.

For more than 40 years John and his lunch wagon were part of the downtown night scene.

Each evening, a horse would be harnessed to John's west side lunch wagon and he would be headed down in North Park row—just west of State Street. It was a good spot, because the Park Opera House was running then and the after-show crowd would pack into the wagon for one of John's famous hamburgs and chopped onion sandwiches.

Later he had the wagon motorized and he moved it around on State street, just above Fifth. The fragrance of the hamburgs frying in a fifty-year old well-worn skillet is still a pleasant memory to John's old patrons.

IT WAS a rendezvous, summer and winter nights. You'd see your doctor, your lawyer, police officers, party goers in evening gowns and full dress, doppelgangers (John always way generous with them). In all these it the corner kept the place easy despite the biting winds sweeping up from the lake on a winter night.

John's hamburgs shared sentimental honors with his beer and pie—all home cooked. His coffee was famous.

John never left that corner for a generation. There was a story which he never confirmed nor denied that one night a celebrating resident of West Erie st., anxious to get a new wrinkle in the entertainment of his house guest, chartered the lunch wagon. John II he sold down it out to the museum, parked under the carter entrance and began serving hamburg, beer and coffee in the corner.

JOHN PARTICIPATED in his four-wheeler "restaurant." One year in and four men of night work—seven days a week, loved him. Besides the years were creeping he bought a place out the West Lake Road, called it the *Pittsburgh Inn*. Seems to me, that John never was happy out there. He missed State street and its crowds.

So he sold the place out the West Lake Road and bought a permanent "lunch wagon" re-created off the sidewalk between Third and Fourth street. But it was never the same. Perhaps too many of John's old friends and customers had gone on.

ABOUT SIX years ago, John's failing health forced him to retire. He lived these years in memories of those downtown nights in Erie—the ever changing parade of people and things. He could easily have smiled for thousands of friends down the years kept "Jack" in their fond memories. He was always the smiling gentleman. A parked lunch wagon—and it was parked most of the late hours—never taxed his even disposition, nor his patience. In quieter hours, he'd join you with a hamburger or a slice of his coconut cream pie.

John was a life-long resident of Erie. Whenever he had some time to spare, he'd go hunting or fishing. Usually it was long after daybreak before he got the "lunch cart" in the garage, cleaned up and re-stocked—as he ready for another State street night. He lived at 601 W. 8th st.

Surviving him are his wife, Ella Schumacher Felbinger; one son, Ray Felbinger, owner of a tax station at 1259 W. 8th st., three grandchildren, June Ray, Robert and Judith Ann Felbinger and three sisters, Mrs. Thomas Gallisher, Mrs. Arthur Ruth and Mrs. Elizabeth Appelman, all of Erie.

Funeral services will be held in the Brucier funeral home, 519 E. 8th st., at a time to be announced.

Announcing the

**Formal Opening**

—OF—

**PITTSBURGH INN**

(Formerly The Green Grill)

3725 West Lake Road

CLEAN, LIGHT AND AIRY, A DELIGHTFUL SPOT TO BRING YOUR FAMILY OR FRIENDS FOR DINNER OR THAT EXTRA SNACK.

STEAK and CHICKEN  
DINNERS

SANDWICHES

LUNCHEONS

Phone 32-128 for Reservations.

BEST WISHES  
—TO—  
JACK LUCAS  
ON THE REOPENING  
OF THE  
**PITTSBURGH  
INN**

**The Capitol  
Novelty Co.**

622 West 9th Street  
Phone 62-215  
TOMMY CORWY

Superior Match Co., Chicago



DINE AND DANCE

Always a Friendly  
**WELCOME**

**PITTSBURGH INN**

MR. & MRS. JACK LUCAS  
DINE AND DANCE  
DINNERS - LUNCHEONS  
BAR - B - Q  
3725 W. LAKE ROAD  
ON ROUTE 5  
ERIE, PA.

CLOSE COVER FOR SAFETY

SUCCESS  
AND  
BEST WISHES  
TO THE

**PITTSBURGH  
INN**

Simplex Automatic  
Phonographs

**Organ Supply Corp.**

310 East 2nd St.  
Phone 71-175

When You Visit the  
**PITTSBURGH  
INN**

Try Some of Our Fresh  
and Crisp Potato Chips  
and Pretzels

**J. W. Loell Co.**

1802 West 22nd St.

**Grand Opening  
FRI. AUG. 5th**

**PITTSBURGH  
INN**

WEST LAKE ROAD AND BRAINSOUP AVE.  
The New One-Block Drive—Just a Short Drive From Erie

KNOWN FOR ITS FAMOUS

**STEAK DINNERS**

FOR LUNCHES AND BARBECUE SANDWICHES  
BURGERS, SHERBETS, ICE  
CREAM, BUTTERED BREADSTICKS.

BEER — WINE — LIQUORS  
AND MIXED DRINKS  
That are deliciously good

**SPECIAL FLOOR SHOW**  
Featuring  
HOWARD MARKS, Accommodator  
and  
HENRY TRIO, Delicate Entertainers

OWNER MANAGED BY JACK LUCAS

**PITTSBURGH INN**, 3725 West Lake rd., well known West Mill-creek landmark, has again changed hands. Mrs. Florence (Flo) Hermann transferred the business to its new owners during the past week. They are Joseph Welch, for 23 years a garage proprietor in Erie, and his son, Donald. Active management of the establishment being under the younger partner.



**The PITTSBURGH INN**

CELEBRATING 100 YEARS

3725 WEST LAKE ROAD

(814) 833-0925

f /ThePittsburghInn



**THE PITTSBURGH INN**  
**3725 WEST LAKE ROAD**  
**(814) 833-0925**

*A Family Tradition Since 1924*

The original owner of The Pittsburgh Inn purchased the land on December 15, 1917. The first name associated with the establishment was The Green Goose Grill. An original menu is located by the bar door. In the early 20's, the name changed to The Pittsburgh Inn and has remained the same to this day. A kitchen was added sometime in the 1950's.

It's believed that The Pittsburgh Inn is the oldest casual dining restaurant in Erie – a family tradition since 1924. The Inn specializes in serving the best in home-cooked meals.

The innkeepers, Tom & Robin Weunski, would like to personally welcome you to The Pittsburgh Inn. Please be sure to visit our "Walls of Honor" located in the front lobby.

A tribute to all our brave service men & women. New pictures are welcome.

*We hope you enjoy your dining experience!*

## APPETIZERS

### Munch Basket

Soft pretzel, chicken tenders, zucchini planks, mozzarella sticks, fried pickles and onion chips. Enough for two **\$15.99**

### Crab Cake Appetizer

3 homemade crab cakes served with our own dill sauce. **\$8.49**

### Meatball Parmesan

2 large homemade meatballs smothered in sauce and cheese. Served with garlic bread **\$7.99**

### Mozzarella Sticks

Lightly fried and served with marinara sauce. **\$7.49**

### Soft Pretzels

Giant pretzels sprinkled with pretzel salt. Served with cheese or honey mustard. 1 / **\$3.99** • 3 / **\$9.99**

### Clam Strips

One quarter pound of lightly deep-fried tender clam strips served with homemade cocktail sauce. **\$6.99**

### Fried Banana Pepper Rings **\$6.99**

### Zucchini Planks

Zucchini planks lightly breaded and fried sprinkled with parmesan cheese. Served with marinara sauce. **\$8.49**

### Onion Chips

Sweet onion petals served with homemade southwest sauce. **\$6.99**

### Classic Nachos

Chips, cheese and jalapeño rings served with a side of salsa and sour cream. **\$4.99**

### Fried Pickles

Spicy spears battered & deep fried. **\$7.49**

### Potato Skins

Three deep fried skins topped with bacon and cheddar cheese with salsa and sour cream on the side. **\$5.99**

### Fresh Cut French Fries **\$2.99**

**Add Seasoning .30 • Add Cheese .50**

### Sweet Potato Fries **\$3.99**

### Loaded French Fries **\$4.99**

Loaded fries covered with cheddar cheese, southwest and spicy BBQ sauces, fresh diced tomato and onion.

## BONELESS WINGS

*Choice of 9 homemade sauces*

Ranch, Butter-n-Garlic, Maple Honey Mustard, Honey BBQ, Steeler Gold, Cajun, Spicy Garlic Ranch, Buffalo, Spicy BBQ

- **6 Piece \$7.99**
- **12 Piece \$13.99**
- **24 Piece \$23.99**

## BEVERAGES

**Coffee, Hot Tea or Milk \$2.99**

*Featuring local Premium Coffee*

**Hot Chocolate \$2.99**

**Juices \$2.99**

Apple, Cranberry, Orange, Tomato, Pineapple

**Bottomless Beverages \$3.49**

Pepsi, Diet Pepsi, Root Beer, Starry, Dr. Pepper, Diet Dr. Pepper, Mt. Dew, Ginger Ale, Pink Lemonade, Fruit Punch, Raspberry Iced Tea, Fresh Brewed Iced Tea

## KIDS' MENU

**10 & Under • Your Choice \$5.99**

- **Grilled Cheese**
- **Chicken Tenders**
- **Shrimp**
- **Smith's Hot Dog**
- **Spaghetti & Meatball**

**Includes:** Applesauce, French Fries and a Drink  
**Spaghetti Includes:** Applesauce and a Drink

**Pirate Punch with Chocolate Treasure**

*\*Certain items may be cooked to order. • Consuming raw or undercooked meat, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.*

All Dinners (except pasta) include a choice of two sides:  
Choose One: Coleslaw, Tossed Green Salad, Cottage Cheese, Applesauce, Soup or Vegetable.  
And One: Fresh Cut Fries, Baked Potato, Mashed Potato, Home Fries  
(Onion Chips or Sweet Potato Fries \$.50 Extra)

## CLASSIC FAVORITES

### Smothered Chicken

Two chicken breasts smothered with fresh mushrooms, bacon, peppers and topped with cheddar cheese. **\$17.99**

### Homemade Shepherd's Pie

Beef, onion, fresh mushrooms, peas and carrots cooked fresh in a thyme seasoned gravy and topped with real mashed potatoes. **\$15.99**

### Homemade Meatloaf Dinner

Home style recipe made with fresh beef and spices. **\$15.99**

### Grilled Liver & Onions

Tender beef liver seasoned and smothered in sautéed onions. **\$15.99**

### Boneless Wing Dinner

Eight boneless wings served with your choice of one of our homemade sauces. **\$16.99**

### Country Fried Steak\*

Lean cube steak seasoned, breaded and lightly fried, topped with country-style gravy. **\$16.99**

### Spicy Pepperjack Chicken

Two chicken breast grilled with homemade spicy sauce smothered with pepperjack cheese. **\$16.99**

### Rosemary Chicken

Two chicken breasts marinated in balsamic vinegar grilled with butter and rosemary seasoning. **\$16.99**

### Grilled Pork Chop

8 oz. center cut pork chop, seasoned & grilled **\$17.99**

### Chopped Sirloin\*

6 oz. chopped steak seasoned, grilled and topped with fresh sautéed mushrooms and gravy. **\$15.99**

## PASTA

*Pasta dishes include tossed salad and garlic bread.*

### Chicken Parmesan

Lightly breaded chicken topped with provolone cheese and homemade sauce served with a generous side of pasta. **\$17.99**

### Seafood Alfredo

Grilled shrimp and fresh scallops with creamy alfredo sauce served over fettuccini noodles. **\$21.99**

### Eggplant Parmesan

Thinly sliced breaded eggplant topped with provolone cheese and homemade sauce served with a generous side of pasta. **\$16.99**

### Homemade Spaghetti & Meatballs

A generous portion of spaghetti with homemade sauce and meatballs. **\$15.99**

### Chicken & Broccoli Alfredo

Grilled chicken breast & fresh broccoli with creamy alfredo sauce served over fettuccini noodles. **\$18.99**

### Fried Steak Parmesan\*

Country fried steak topped with provolone cheese and homemade sauce served with a generous side of pasta. **\$17.99**



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And One: Fresh Cut Fries, Baked Potato, Mashed Potato, Home Fries  
(Onion Chips or Sweet Potato Fries \$.50 Extra)

## STEAKS

**Delmonico Ribeye\*** 9 oz. \$27.99

**Pirate's Treasure\***

Two 3 oz. filet mignon medallions  
\$25.99

**New York Strip\*** 10 oz. \$24.99

**Super Bowl Sirloin\***

7 oz. house sirloin \$21.99

## VEGETARIAN

**Carol's Golden Stir-fry**

Broccoli, onions, peppers, green beans, carrots and yellow carrots in a sweet and tangy sauce served over rice. \$14.99

Add Chicken \$16.99

Add Shrimp \$17.99

Add Steak\* \$18.99

**Asian Stir-fry**

Broccoli, onions, peppers, green beans, carrots and yellow carrots in a classic teriyaki sauce served over rice. \$14.99

Add Chicken \$16.99

Add Shrimp \$17.99

Add Steak\* \$18.99

## SEAFOOD

**Fresh Lake Erie Perch** (when available)

Lightly breaded and deep fried or grilled in seasoned butter with choice of seasoning. \$23.99

**Stuffed Tilapia**

Stuffed with Homemade Crab Stuffing \$17.99

Grilled or Deep-Fried without Stuffing \$16.99

**Fresh Cod**

Seasoned to your liking and baked or lightly breaded and deep-fried. \$19.99

**Grilled Seafood Platter**

Tilapia, shrimp and scallops grilled in your choice of seasoning Cajun, Old Bay, Lemon Pepper, Garlic or Teriyaki. \$23.99

**Crusted Tilapia**

Grilled tilapia with a parmesan crust served over teriyaki noodles with fresh grilled mushrooms and peppers. \$16.99

**Grilled Shrimp & Scallops Combo**

Shrimp & fresh dry sea scallops grilled with your choice of Butter, Cajun, Garlic or Teriyaki. \$24.99

All Scallops \$28.99

All Shrimp \$19.99

**Clam Strip Dinner**

A half-pound of tender clam strips breaded and lightly deep-fried. With homemade cocktail sauce. \$17.99

**Jumbo Shrimp**

Lightly breaded fantail shrimp fried crisp. Served with homemade cocktail sauce. \$18.99

**Seafood Sampler**

Fresh Lake Erie perch, one homemade crabcake and a quarter pound of fried clam strips. \$21.99

**Deep-Fried Seafood Platter**

A generous portion of shrimp, clam strips and fresh cod. Lightly breaded and deep-fried. \$23.99

**Homemade Crabcakes**

Two large heirloom recipe crabcakes lightly grilled to a golden brown. \$17.99

Add 5 Shrimp to Any Meal \$5.99

Add Sautéed Fresh Mushrooms \$1.50

Add Sautéed Onions \$.99

Add 3 Strips of Bacon \$1.99

Add an Extra Meatball \$1.75

\*Certain items may be cooked to order. • Consuming raw or undercooked meat, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.

## THE STEAKBURGER LEGENDS

Served with choice of Fresh Cut Fries, Coleslaw, Soup or Tossed Salad  
(Onion Chips or Sweet Potato Fries \$.50 Extra)

MADE WITH OUR HOMEMADE HALF POUND FRESH GROUND STEAK PATTIES

### The Bus\*

A seasoned beef patty, lettuce, tomato, onion, Swiss and American cheese. **\$12.36**

### Pops' Jalapeno Burger\*

Our seasoned beef patty, with American cheese and spicy jalapeño peppers. **\$12.08**

### The 21 Burger\*

Cajun seasoning, American cheese, onion and southwest sauce. **\$12.21**

### The Super Mario Burger\*

Canadian seasoning, mushrooms, BBQ sauce and Swiss cheese. **\$12.66**

### The Original Pittsburgher\*

Juicy seasoned beef patty topped with American cheese and bacon. **\$12.99**

### Sid the Kid\*

American cheese, fried banana pepper rings, and spicy BBQ sauce. **\$12.87**

## SPECIALTY SANDWICHES

Served with choice of Fresh Cut Fries, Coleslaw, Cottage Cheese, Applesauce, Soup or Tossed Salad  
(Onion Chips or Sweet Potato Fries \$.50 Extra)

### Prime Rib Sub\*

Sliced Prime rib with sautéed fresh mushrooms and onions and provolone cheese served on a toasted hoagie roll. **\$13.99**

### Reuben

Sliced corned beef piled high with sauerkraut, Swiss cheese and Thousand Island dressing on rye. **\$12.99**

### Fresh Lake Erie Perch *(when available)*

Lightly fried or grilled Lake Perch. Served with tartar sauce on a Kaiser bun. **\$13.99**

### Fresh Cod Sandwich

Fresh cod baked or breaded and deep fried served on a Kaiser roll. **\$13.99**

### Ox Roast Sandwich

*An Erie specialty.* Thin sliced roast beef marinated in au jus and piled high on a Kaiser roll. **\$12.99**

### Steel City Philly\*

Thin sliced steak topped with grilled peppers, onions & special cheese blend served on a hoagie roll. **\$11.99**

### Chicken Italiano

All white meat chicken breast coated in Italian seasoned bread crumbs topped with provolone cheese and marinara sauce. **\$11.99**

### Chicken Finger Basket

4 breaded all white meat tenders served with fries. **\$11.49**

*\*Certain items may be cooked to order. • Consuming raw or undercooked meat, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.*



## SOUPS AND SALADS

**Soup of the Day**  
Cup \$3.99 • Bowl \$4.99

### DRESSING CHOICE

- French
- Ranch
- Italian
- Honey Mustard
- Thousand Island
- Homemade Balsamic Vinaigrette
- Creamy Bleu Cheese
- Crumbled Dry Bleu Cheese \$0.99 Extra

*All Salads are served with garlic bread.*

### California Cobb Salad

Fresh lettuce topped with grilled chicken breast, bacon, tomato, crumbled bleu cheese, sliced egg, black olives and croutons. **\$14.99**

### Taco Salad

Fresh lettuce topped with spicy beef, cheddar cheese, tomatoes and black olives. Served with salsa and chips on the side. **\$12.99**

### Grilled Steak Salad\*

Strips of tender sirloin steak on a bed of fresh lettuce topped with tomato, cheddar cheese and French fries. **\$14.99**

### Buffalo or Grilled Chicken Salad

Chicken tenders in a spicy Buffalo sauce or grilled chicken breast served over a bed of fresh lettuce, cheddar cheese, tomato and French fries. **\$13.99**

### Prime Rib Salad\*

Sliced prime rib with sautéed fresh mushrooms and onions, provolone cheese, tomato and French fries served on a bed of lettuce. **\$14.99**

**Soup and Salad \$9.99**

## HOMEMADE SPECIALTIES

Tuesdays - After 4:00 p.m.

### City Chicken

Served with mashed potatoes and vegetable of the day. **\$16.99**

Wednesdays - After 4:00 p.m.

### Beef Stroganoff \$17.99

Thursdays - All Day

### Chicken & Biscuits

White meat in gravy over fresh baked biscuits and mashed potatoes served with vegetable of the day. **\$15.99**

Fridays - After 4:00 p.m.

### Prime Rib\* 12 oz. \$24.99

### Beer Battered Fresh Cod \$19.99

Saturdays - After 4:00 p.m.

### Blackened Prime Rib\* \$24.99

## DESSERTS

### Homemade Peanut Butter Pie

### New York Style Cheesecake

### Carrot Cake

### Sundaes

### Pecan Pie

### Root Beer Float

### Today's Featured Pie

### Chocolate Lava Cake

served with a scoop of ice cream

*\*Certain items may be cooked to order. • Consuming raw or undercooked meat, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have certain medical conditions.*

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).

CPI

1 PROPERTY 3725 W. Lake Road, Erie, PA 16505
2
3 OWNER Mad JJ, LLC , The Pittsburgh Inn, Inc.

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 [X] 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: ANY
11 IMPROVEMENTS WE HAD DONE.

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? [X] 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: 100 YEARS Additions: 1950'S - KITCHEN ADDED

21 (B) Roof
22 1. Age of roof(s): 2010 [ ] Unknown
23 2. Type of roof(s): 30 YEAR ARCHITECTURAL SHINGLE
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? [X] Yes [ ] 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 LEAKED COMPLETED
28 REPLACED 2010, NO MORE PROBLEMS.

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

40 (D) Mechanical Systems
41 1. Type of heating: [ ] Forced Air [X] Hot Water [ ] Steam [ ] Radiant
42 [ ] Other:
43 2. Type of heating fuel: [ ] Electric [ ] Fuel Oil [X] Natural Gas [ ] Propane (on-site) [ ] Central Plant
44 [X] Other types of heating systems or combinations: GAS WELL ON SITE COULD BE
45 USED.
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? 2019
48 4. List any buildings (or are as in any buildings) that are not heated:
49
50 5. Type of water heater: [ ] Electric [X] Gas [ ] Oil Capacity:
51 [ ] Other: REPLACED 2015 MOTSCH PLUMBING

52 Buyer Initials: CPI Page 1 of 7 Owner Initials: RW



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- 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: WE REPLACED ALL DRAIN LINES & KEEP UP  
 57 WITH PREVENTATIVE CARE.  
 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: UPSTAIRS APT.  
 60 HAS WINDOW UNITS.  
 61 9. Type of electric service: \_\_\_\_\_ 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: PARKING LOT NEEDS  
 76 TO BE REPAIRED. NOT CAUSING ANY PROBLEMS, JUST  
 77 DOESNT LOOK GOOD.  
 78

79 (F) Other Equipment

- 80 1. Exterior Signs:  Yes [ ] No How many? 1 Number Illuminated: 1  
 81 2. Elevators: [ ] Yes  No How many? \_\_\_\_\_ [ ] Cable [ ] Hydraulic rail  
 82 Working order? [ ] Yes [ ] No Certified through (date) \_\_\_\_\_  
 83 Date last serviced \_\_\_\_\_  
 84 3. Skylights: [ ] Yes  No How many? \_\_\_\_\_  
 85 4. Overhead Doors: [ ] Yes  No How many? \_\_\_\_\_ Size: \_\_\_\_\_  
 86 5. Loading Docks: [ ] Yes  No How many? \_\_\_\_\_ Levelers: [ ] Yes [ ] No  
 87 6. At grade doors:  Yes [ ] No How many? 1  
 88 7. Are you aware of any problems with the equipment listed in this section? [ ] Yes  No  
 89 If yes, explain: \_\_\_\_\_  
 90

91 (G) Fire Damage

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

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

96 If yes, explain: ~~SEE~~

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: \_\_\_\_\_  
 108

109 Buyer Initials: \_\_\_\_\_ CPI Page 2 of 7 Owner Initials: RW

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: \_\_\_\_\_

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: **THE ENTIRE**

138 **BUILDING INSIDE & OUT INCLUDING APARTMENT HAS**

139 **BEEN PAINTED OVER THE PAST 15 YEARS, EXCEPT BASEMENT.**

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: \_\_\_\_\_

Owner Initials: RW

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(C) Wood Infestation

- 1. Are you aware of any termites/wood-destroying insects, dry rot, 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: \_\_\_\_\_

6. UTILITIES

(A) Water

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

(B) Sewer/Septic

- 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): \_\_\_\_\_
- 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): \_\_\_\_\_
- 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:  Natural Gas  Electricity  Telephone  
[ ] Other: \_\_\_\_\_

7. TELECOMMUNICATIONS

- (A) Is a telephone system included with the sale of the Property?  Yes [ ] No  
If yes, type: Cordless Phones
- (B) Are ISDN lines included with the sale of the Property? [ ] Yes  No
- (C) Is the Property equipped with satellite dishes? [ ] Yes  No  
If yes, how many? \_\_\_\_\_  
Location: \_\_\_\_\_
- (D) Is the Property equipped forcable TV? [ ] Yes  No  
If yes, number of hook-ups: \_\_\_\_\_  
Location: \_\_\_\_\_
- (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

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

Owner Initials: RW

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 [ ] Yes  No
- 229 2. Do you know of any violations of building codes or municipal ordinances concerning this Property? [ ] Yes  No
- 230 3. Do you know of any health, fire, or safety violations concerning this Property? [ ] Yes  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  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, thoroughfare, rail, or utility construction, a redevelopment project, street widening or lighting, or other similar public projects? [ ] Yes  No
- 238 [ ] Yes  No
- 239 If yes, explain: \_\_\_\_\_
- 240 \_\_\_\_\_
- 241 \_\_\_\_\_

242 (C) Zoning

- 243 1. The Property is currently zoned MU by the (county, ZIP) ERIE 16505
- 244 [ ] Yes  No
- 245 2. Current use is:  conforming [ ] non-conforming [ ] permitted by variance [ ] permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? [ ] Yes  No
- 247 If yes, explain: \_\_\_\_\_
- 248 \_\_\_\_\_

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

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

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

252 (F) Is the Property a designated historic or archeological site? [ ] Yes  No

253 If yes, explain: \_\_\_\_\_

254 9. LEGAL/TITLE ISSUES

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? [ ] Yes  No
- 257 (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
- 258 [ ] Yes  No
- 259 (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
- 260 [ ] Yes  No
- 261 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? [ ] Yes  No
- 262 [ ] Yes  No
- 263 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? [ ] Yes  No
- 264 [ ] Yes  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 [ ] Yes  No
- 267 (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
- 268 [ ] Yes  No
- 269 (H) Are you aware of any insurance claims filed relating to the Property? [ ] Yes  No
- 270 Explain any yes answers you give in this section: \_\_\_\_\_
- 271 \_\_\_\_\_
- 272 \_\_\_\_\_

273 10. RESIDENTIAL UNITS

- 274 (A) Is there a residential dwelling unit located on the Property?  Yes [ ] No
- 275 If yes, number of residential dwelling units: 1, APARTMENT UP STAIRS
- 276 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.).

277 11. TENANCY ISSUES

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property?  Yes  No
- 279 [ ] Yes  No
- 280 (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
- 281 [ ] Yes  No
- 282 (C) Are there any tenants for whom you do not currently have a security deposit? [ ] Yes  No
- 283 [ ] 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

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

CPI Page 5 of 7

Owner Initials: RW

- 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 WE HAVE A LEASE WITH TENANT THRU FEB. 2025  
 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  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  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  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  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 PREMIUM COFFEE, COFFEE MAKER BELONGS TO  
 330 THEM.

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 Wilkins Co -  
 335 3255 W. 38th St 833-6376

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 PEVELEC  
 340 NATIONAL FUEL, ERIE WATER & SEWER, SPECTRUM

342 Buyer Initials: \_\_\_\_\_ CPI Page 6 of 7 Owner Initials: RW

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 Robert W. Wukowski DATE 8/12/24  
Mad JJ, LLC

349 OWNER Robert W. Wukowski DATE 8/12/24  
The Pittsburgh Inn, Inc.

350 OWNER \_\_\_\_\_ DATE \_\_\_\_\_

351 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

352 BUYER \_\_\_\_\_ DATE \_\_\_\_\_

353 BUYER \_\_\_\_\_ DATE \_\_\_\_\_