

For Sale



36 NORTH MAIN STREET
STEWARTSTOWN, PA 17363

Gregg Doshna, CCIM
717.209.4033 – direct line
717.814.2727 – cell phone
gdoshna@high.net

- Property Information
- Property Detail Report
- Property Photos
- Floor Plans
- Location Maps
- Aerial Photo/Tax Map
- ESRI Site Map
- ESRI Executive Summary
- Commercial Property Information Sheet



Office Space



36 North Main Street
Stewartstown, PA 17363

Approximate Square Feet
2,800 square feet

Sale Price
\$355,000

Description
Extremely well-maintained former dental office with full basement for storage or potential office area expansion.

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BUILDING INFORMATION

| | |
|-------------------------|---|
| Approximate Square Feet | 2,800 square feet, additional 2,200 square feet in basement |
| Year Constructed | 1997 |
| Type Construction | Stick built/vinyl siding |
| Condition | Excellent |
| Floor Type | Plywood base with carpet and laminate floor coverings |
| Elevator | No |
| Number of Floors | Two floors plus full basement 1 st floor – approximately 2,200 square feet 2 nd floor – approximately 600 square feet |
| Ceiling Height | Approximately 8 feet |
| Ceiling Type | Textured drywall ceiling |
| Spinklered | No |
| Heating | Gas heat |

| | |
|------------------|---|
| Air Conditioning | HVAC is a 2-zone system – one on first floor and one on second floor |
| Roof | Asphalt shingled roof – replaced in 2019 |
| Wall finishes | Wall covering and paint |
| Lighting | Fluorescent and recessed fixtures |
| Electric | Met-Ed |
| Water | Public |
| Sewer | Public |
| Gas | Columbia Gas Company |
| Parking | 14 off-street parking spaces and on-street parking is permitted |
| Storage | Yes, and approximately 2,200 square feet in basement |
| Municipality | Stewartstown Borough |
| County | York County |
| Tax Account # | 86 000 01 0118 00 00000 |
| Deed Reference | Book 1256 Page 6643 |
| Zoning | Residential Town (with dental office variance) |
| Date Available | Immediate |
| Signage | Per local code |
| Location | Great location on Main Street in the Borough of Stewartstown, PA. Easy and convenient access to surrounding communities and Interstate 83 |

Real Estate Taxes (2019)

| | |
|-----------|------------------|
| School | \$5,101.55 |
| County | \$1,329.82 |
| Municipal | <u>\$ 653.45</u> |
| Total | \$7,084.82 |

Owner Information

| | | | |
|-------------------|---|--------------|------------------|
| Owner Name 1 | WILLIAMS, DAVID F | Owner Name 2 | WILLIAMS, MALA C |
| Mailing Address | 15620 MAGNOLIA DR NEW FREEDOM PA 17349 | Owner Type | -- |
| Vesting Code Desc | -- | Vesting Code | -- |

Location Information

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|-------------------|----------|------------------|-------------------------------|
| Legal Description | -- | Parcel No. (APN) | 86-000-01-0118.00-00000 |
| County | YORK | Alternative APN | -- |
| FIPS Code | 42133 | Legal Book/Page | -- |
| Census Trct/Blk | 023901/4 | Map Reference | -- |
| Twnshp-Rnge-Sect | -- | School District | South Eastern School District |
| Legal Land Lot | -- | Subdivision | -- |
| Legal Block | -- | | |

Last Market Sale Information

| | | | |
|----------------|---------------------|-------------------|----|
| Recording Date | 1996/03/20 00:00:00 | New Construction | -- |
| Sale Date | 1996/03/20 00:00:00 | 1st Mtg Amount | -- |
| Sale Price | \$27,500 | 1st Mtg Type | -- |
| Price Per SF | \$5 | 1st Mtg Doc. No. | -- |
| Price Per Acre | \$98,214 | Sale Doc. No. | -- |
| Deed Type | -- | Transfer Doc. No. | -- |
| Sale Type | -- | Seller Name | -- |
| Title Company | -- | Lender | -- |

Last Transfer of Ownership

| | | | |
|----------------|----|-------------|----|
| Recording Date | -- | Book Number | -- |
| Doc. Number | -- | Page Number | -- |
| Doc. Type | -- | | |

Prior Sale Information

| | | | |
|----------------|------------|-------------------|----|
| Recording Date | 03/13/1995 | Sale Type | -- |
| Sale Date | 03/13/1995 | Transfer Doc. No. | -- |
| Sale Price | \$22,006 | New Construction | -- |
| Sale Doc. No. | -- | Title Company | -- |
| Seller Name | -- | Lender | -- |

Property Characteristics

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|----------------|----------|----------------|-----------------|
| Building Area | 5,136 SF | Total Rooms | -- |
| No. of Units | 1 | Bedrooms | -- |
| No. of Stories | -- | Bathrooms | 0 |
| Year Built | 1997 | Basement | -- |
| Condition | -- | Basement Area | -- |
| Construction | -- | Heat Type | FORCED AIR UNIT |
| Roof Type | -- | Air Cond. Type | CENTRAL |
| Roof Material | -- | Fireplace | -- |
| Parking Spaces | -- | | |

Site Information

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|-----------------------|---------------------|--------------------|--------|
| Zoning | RS | Assessor Acreage | 0.28 |
| County Use Code | 349 | Calculated Acreage | 0.26 |
| County Use Code Desc. | MEDICAL OFFICE | Assessed Lot SF | 11,979 |
| Land Use Code | 3006 | Calculated Lot SF | 11,269 |
| Land Use Desc. | MEDICAL BLDG/CLINIC | Assessor Lot W/D | / |
| Land Use Category | COMMERCIAL (OFFICE) | Topography | E |

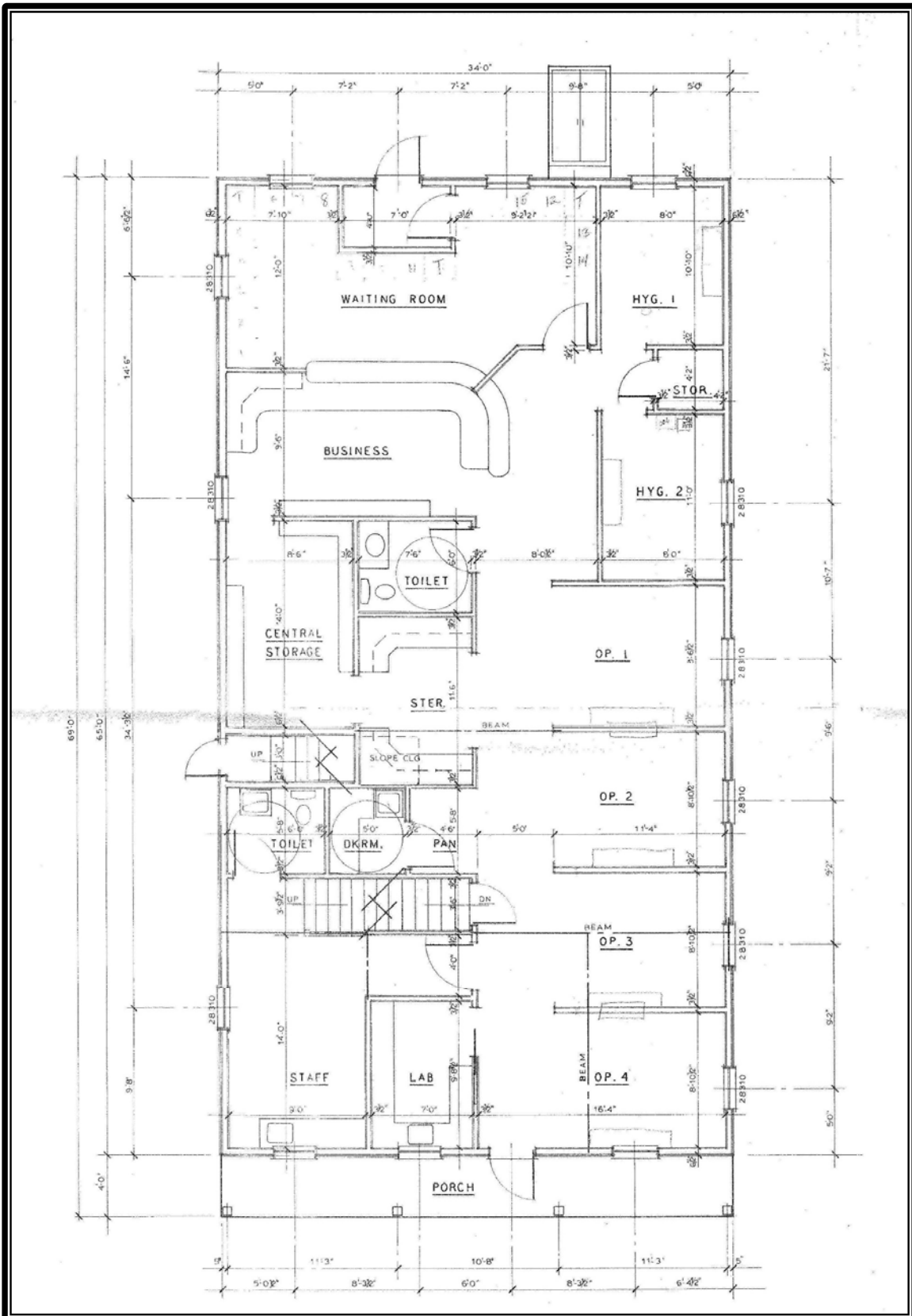
Tax and Value Information

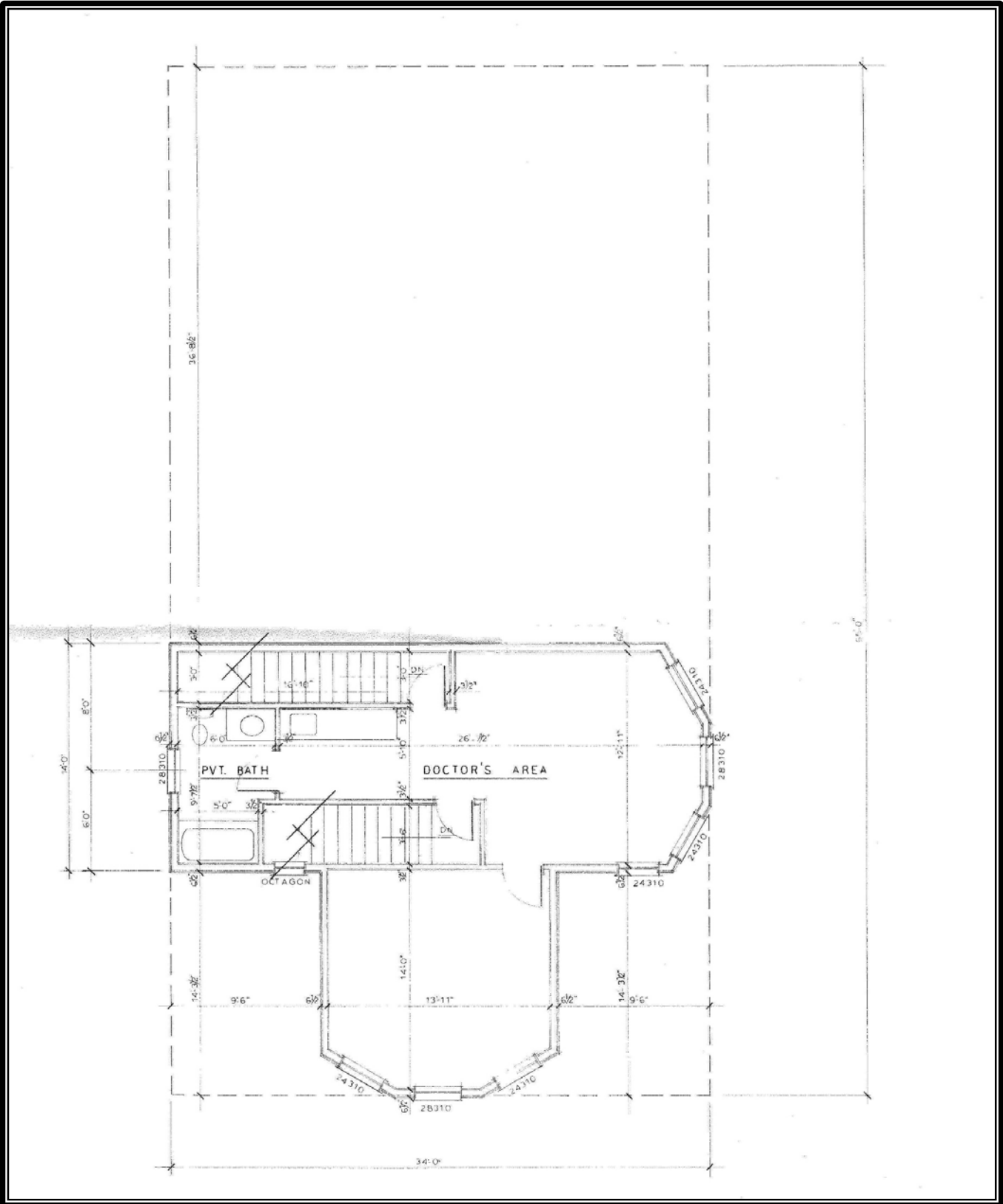
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| Tax Year | 2019 | Improvement Value | \$204,890 |
| Property Tax | \$7,085 | Improvement % | 89.36% |
| Tax Rate Code | TAX 086 | Market Value Year | 2006 |
| Tax Exemption | -- | Total Market Value | \$231,530 |
| Assessed Year | 2019 | Land Market Value | 24390 |
| Assessed Value | \$229,280 | Market Imprv. Value | 207140 |
| Land Value | \$24,390 | AVM Value | -- |

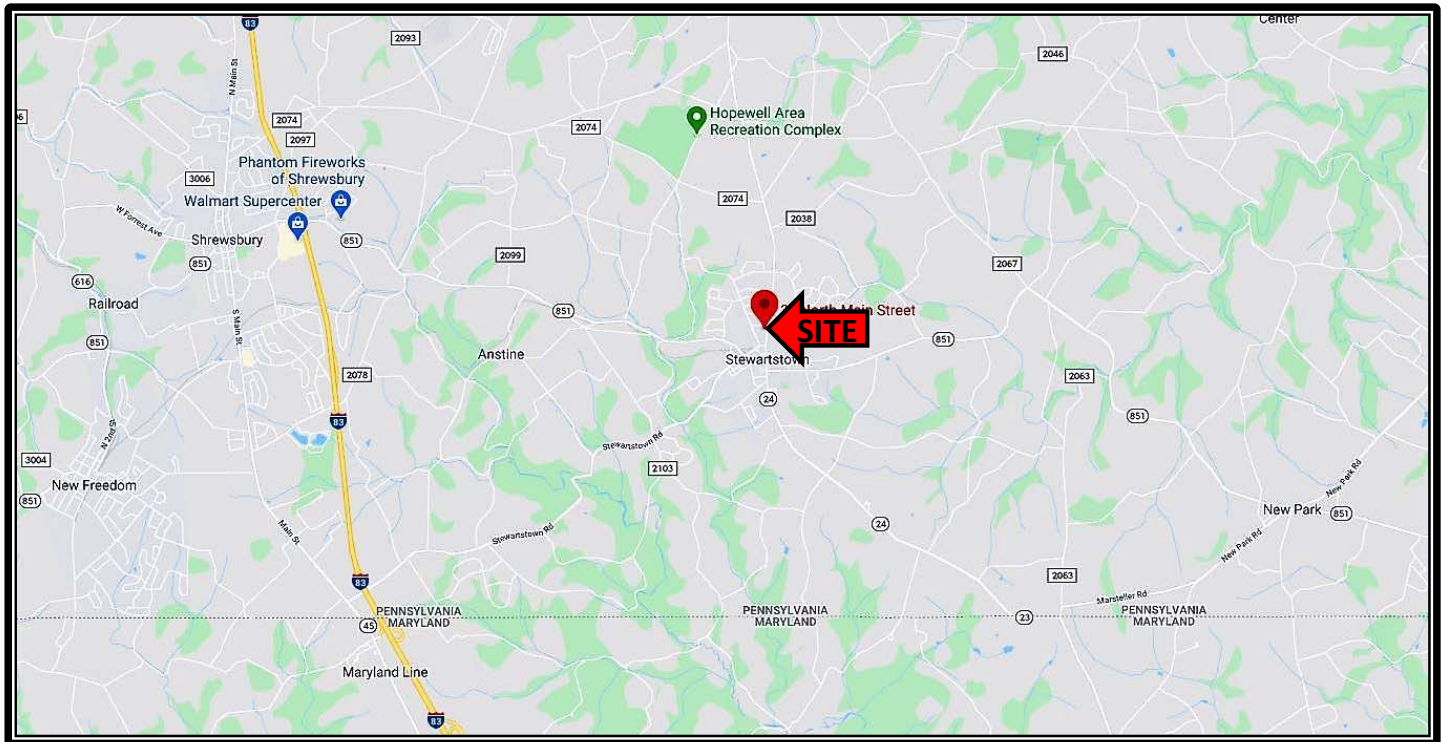
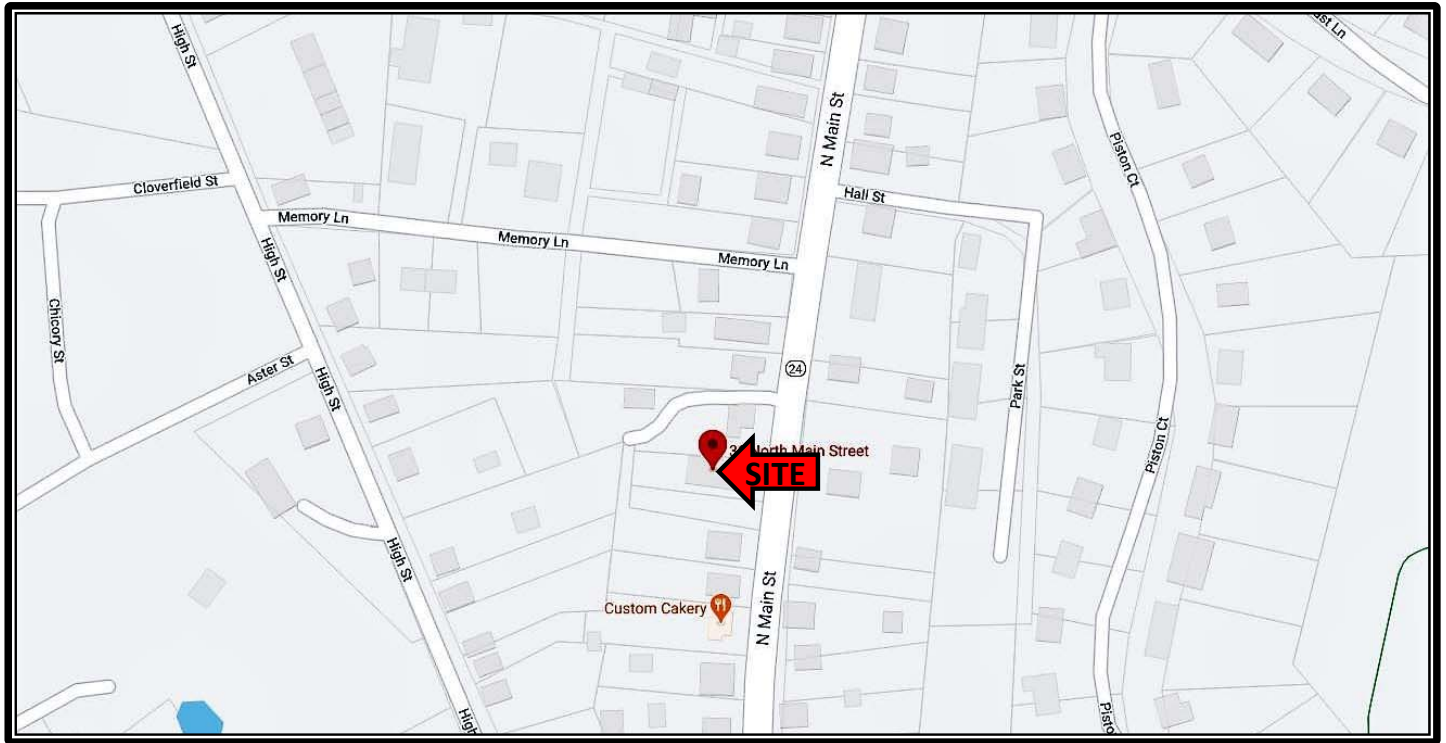
Hazard Information

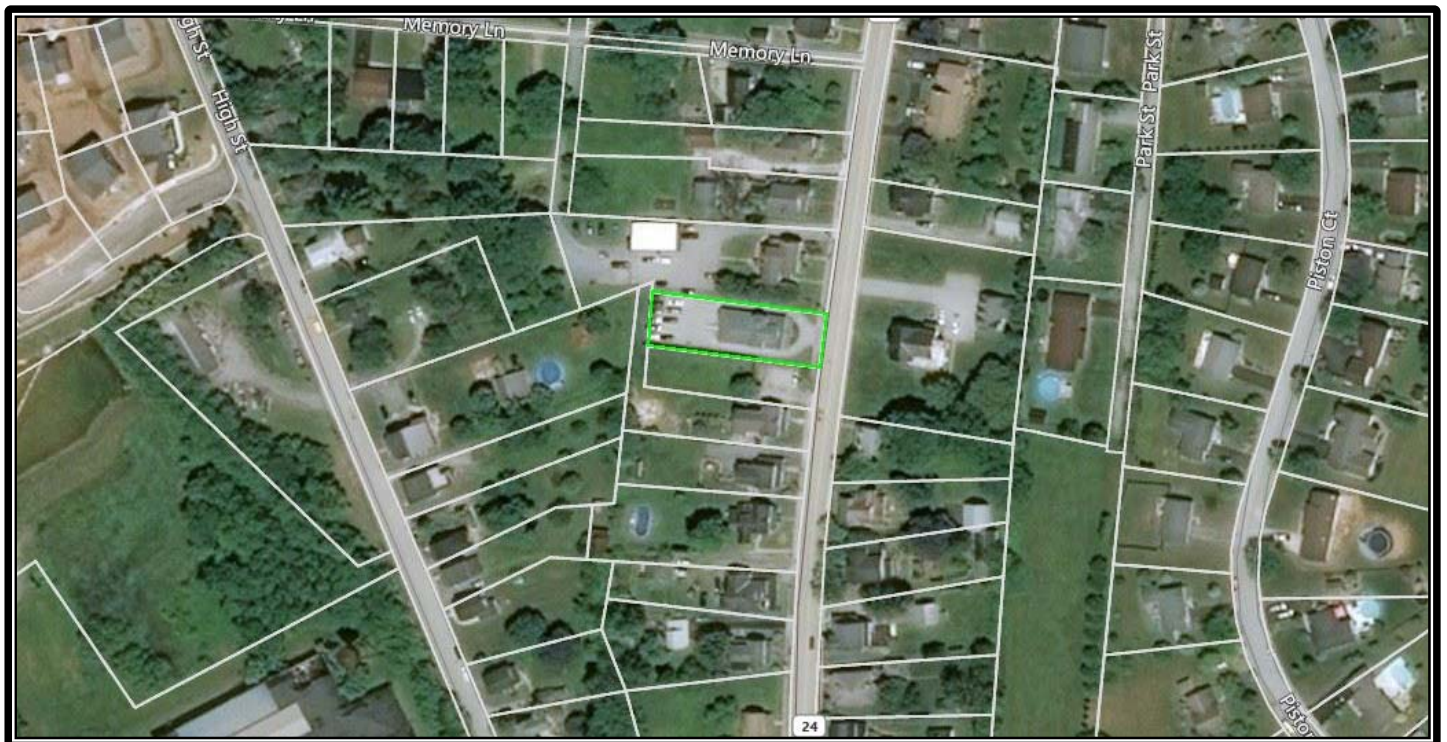
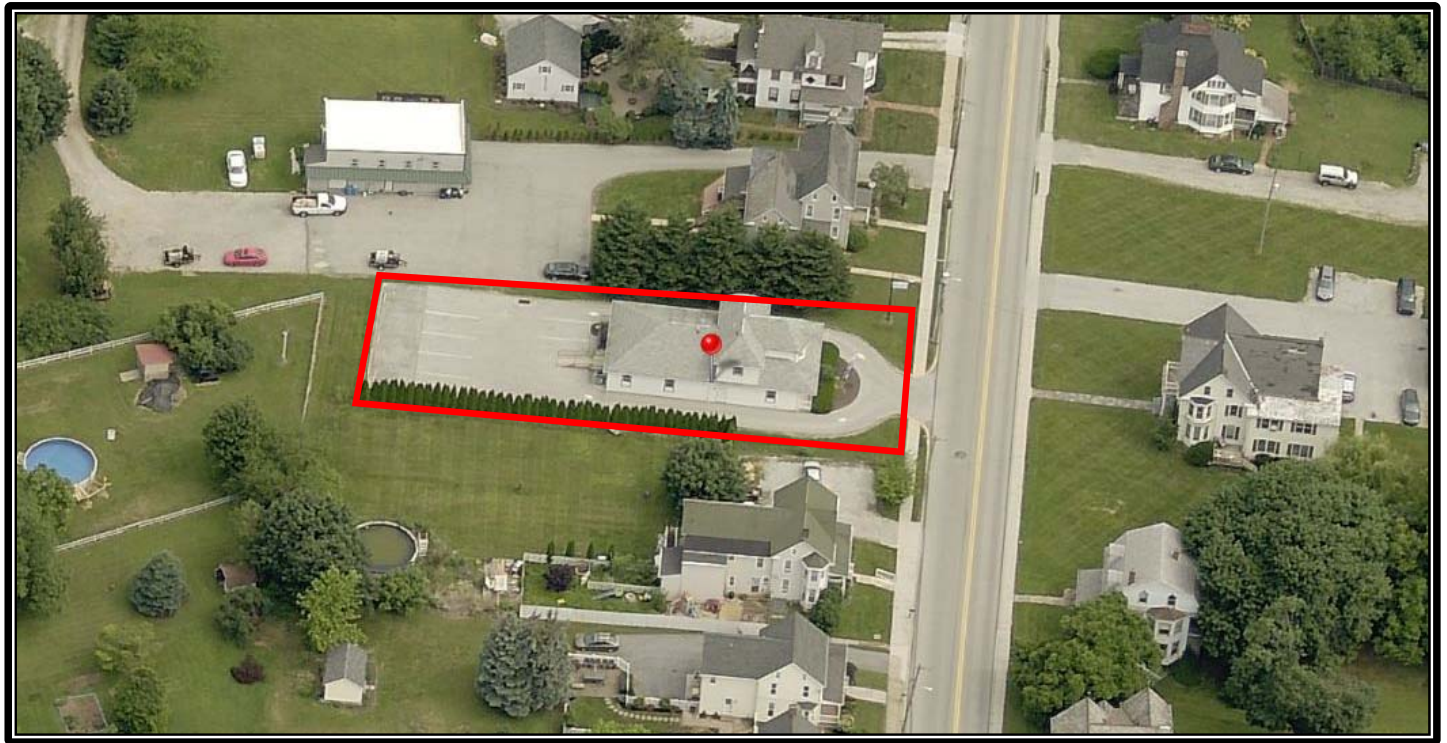
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| Flood Zone | -- | Flood Panel | -- |
| Flood Panel Date | -- | Wetland Type | -- |
| Wetland Classification | -- | | |





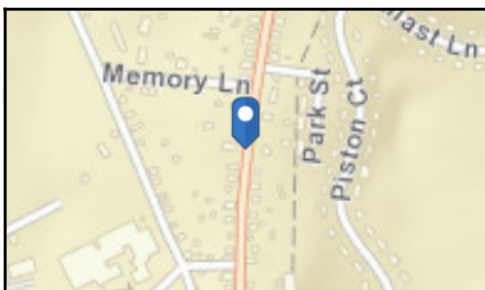
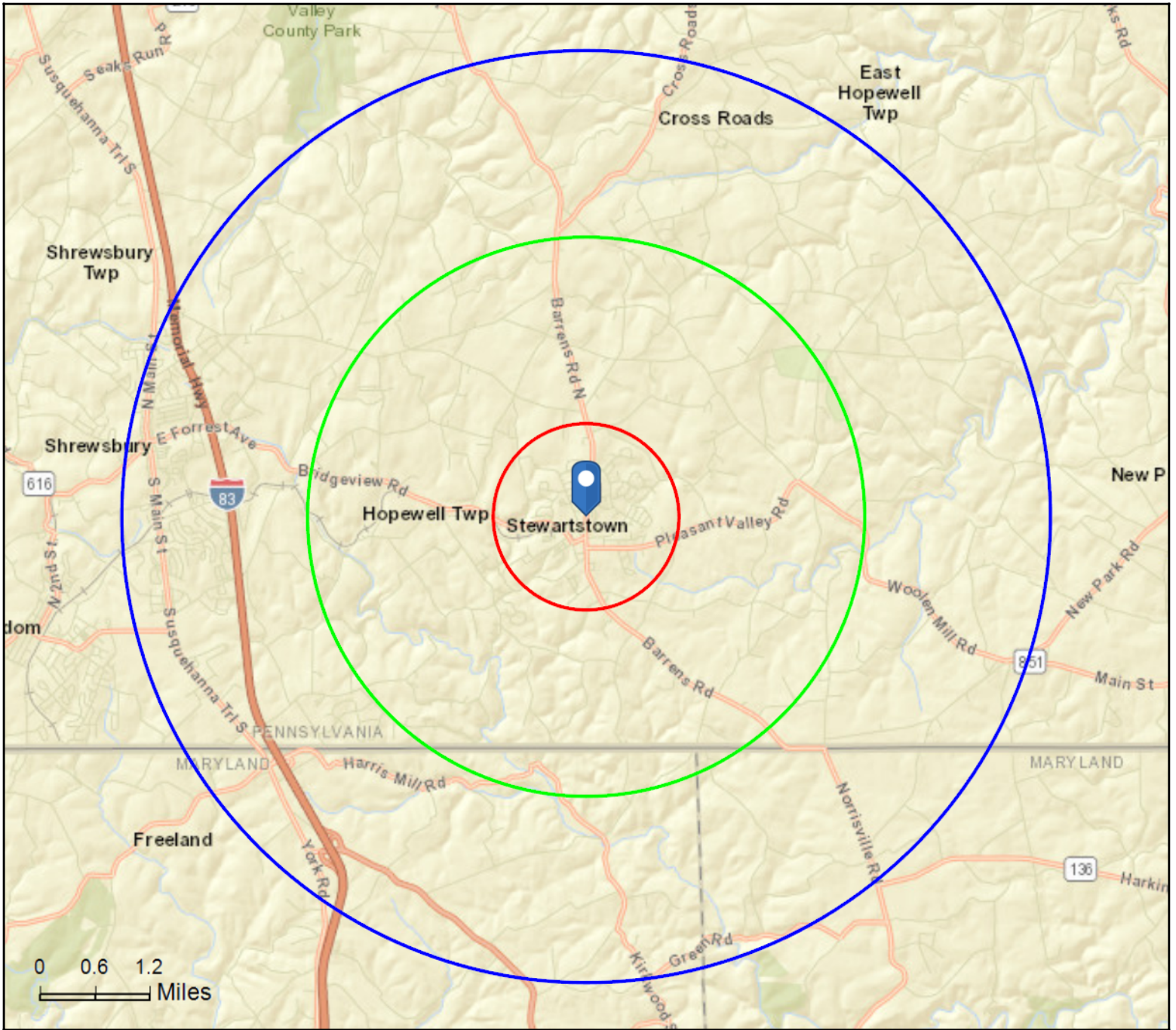






36 N Main St, Stewartstown, Pennsylvania, 17363
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75698
Longitude: -76.59153





Executive Summary

36 N Main St, Stewartstown, Pennsylvania, 17363
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75698
Longitude: -76.59153

| | 1 mile | 3 miles | 5 miles |
|------------------------|--------|---------|---------|
| Population | | | |
| 2000 Population | 4,146 | 6,992 | 17,859 |
| 2010 Population | 4,708 | 7,779 | 19,755 |
| 2019 Population | 4,968 | 8,112 | 20,547 |
| 2024 Population | 5,126 | 8,323 | 21,019 |
| 2000-2010 Annual Rate | 1.28% | 1.07% | 1.01% |
| 2010-2019 Annual Rate | 0.58% | 0.45% | 0.43% |
| 2019-2024 Annual Rate | 0.63% | 0.51% | 0.46% |
| 2019 Male Population | 50.1% | 50.2% | 49.6% |
| 2019 Female Population | 49.9% | 49.8% | 50.3% |
| 2019 Median Age | 41.4 | 43.5 | 46.4 |

In the identified area, the current year population is 20,547. In 2010, the Census count in the area was 19,755. The rate of change since 2010 was 0.43% annually. The five-year projection for the population in the area is 21,019 representing a change of 0.46% annually from 2019 to 2024. Currently, the population is 49.6% male and 50.3% female.

Median Age

The median age in this area is 41.4, compared to U.S. median age of 38.5.

Race and Ethnicity

| | | | |
|--|-------|-------|-------|
| 2019 White Alone | 94.3% | 94.6% | 93.7% |
| 2019 Black Alone | 2.4% | 2.1% | 2.9% |
| 2019 American Indian/Alaska Native Alone | 0.3% | 0.3% | 0.2% |
| 2019 Asian Alone | 0.8% | 0.8% | 1.2% |
| 2019 Pacific Islander Alone | 0.1% | 0.1% | 0.1% |
| 2019 Other Race | 0.4% | 0.4% | 0.4% |
| 2019 Two or More Races | 1.8% | 1.7% | 1.6% |
| 2019 Hispanic Origin (Any Race) | 1.9% | 2.0% | 2.2% |

Persons of Hispanic origin represent 2.2% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 16.0 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

| | | | |
|-----------------------------|-------|-------|-------|
| 2019 Wealth Index | 115 | 122 | 130 |
| 2000 Households | 1,461 | 2,479 | 6,505 |
| 2010 Households | 1,695 | 2,854 | 7,493 |
| 2019 Total Households | 1,791 | 2,979 | 7,785 |
| 2024 Total Households | 1,848 | 3,056 | 7,959 |
| 2000-2010 Annual Rate | 1.50% | 1.42% | 1.42% |
| 2010-2019 Annual Rate | 0.60% | 0.46% | 0.41% |
| 2019-2024 Annual Rate | 0.63% | 0.51% | 0.44% |
| 2019 Average Household Size | 2.77 | 2.72 | 2.62 |

The household count in this area has changed from 7,493 in 2010 to 7,785 in the current year, a change of 0.41% annually. The five-year projection of households is 7,959, a change of 0.44% annually from the current year total. Average household size is currently 2.62, compared to 2.61 in the year 2010. The number of families in the current year is 5,819 in the specified area.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.



Executive Summary

36 N Main St, Stewartstown, Pennsylvania, 17363
Rings: 1, 3, 5 mile radii

Prepared by Esri
Latitude: 39.75698
Longitude: -76.59153

| | 1 mile | 3 miles | 5 miles |
|-------------------------------------|-----------|-----------|-----------|
| Mortgage Income | | | |
| 2019 Percent of Income for Mortgage | 14.2% | 14.7% | 14.7% |
| Median Household Income | | | |
| 2019 Median Household Income | \$79,605 | \$83,560 | \$85,389 |
| 2024 Median Household Income | \$87,959 | \$91,504 | \$94,066 |
| 2019-2024 Annual Rate | 2.02% | 1.83% | 1.95% |
| Average Household Income | | | |
| 2019 Average Household Income | \$96,866 | \$99,618 | \$101,875 |
| 2024 Average Household Income | \$109,763 | \$111,596 | \$113,690 |
| 2019-2024 Annual Rate | 2.53% | 2.30% | 2.22% |
| Per Capita Income | | | |
| 2019 Per Capita Income | \$35,968 | \$36,926 | \$38,419 |
| 2024 Per Capita Income | \$40,758 | \$41,356 | \$42,837 |
| 2019-2024 Annual Rate | 2.53% | 2.29% | 2.20% |

Households by Income

Current median household income is \$85,389 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$94,066 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$101,875 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$113,690 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$38,419 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$42,837 in five years, compared to \$36,530 for all U.S. households

| Housing | | | |
|------------------------------------|-------|-------|-------|
| 2019 Housing Affordability Index | 141 | 137 | 140 |
| 2000 Total Housing Units | 1,531 | 2,590 | 6,752 |
| 2000 Owner Occupied Housing Units | 1,228 | 2,169 | 5,660 |
| 2000 Renter Occupied Housing Units | 233 | 310 | 846 |
| 2000 Vacant Housing Units | 70 | 111 | 246 |
| 2010 Total Housing Units | 1,763 | 2,962 | 7,812 |
| 2010 Owner Occupied Housing Units | 1,409 | 2,459 | 6,402 |
| 2010 Renter Occupied Housing Units | 286 | 395 | 1,091 |
| 2010 Vacant Housing Units | 68 | 108 | 319 |
| 2019 Total Housing Units | 1,864 | 3,092 | 8,130 |
| 2019 Owner Occupied Housing Units | 1,408 | 2,452 | 6,398 |
| 2019 Renter Occupied Housing Units | 383 | 528 | 1,387 |
| 2019 Vacant Housing Units | 73 | 113 | 345 |
| 2024 Total Housing Units | 1,927 | 3,178 | 8,330 |
| 2024 Owner Occupied Housing Units | 1,463 | 2,520 | 6,540 |
| 2024 Renter Occupied Housing Units | 385 | 535 | 1,419 |
| 2024 Vacant Housing Units | 79 | 122 | 371 |

Currently, 78.7% of the 8,130 housing units in the area are owner occupied; 17.1%, renter occupied; and 4.2% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 7,812 housing units in the area - 82.0% owner occupied, 14.0% renter occupied, and 4.1% vacant. The annual rate of change in housing units since 2010 is 1.79%. Median home value in the area is \$257,254, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 1.75% annually to \$280,517.

Data Note: Income is expressed in current dollars. Housing Affordability Index and Percent of Income for Mortgage calculations are only available for areas with 50 or more owner-occupied housing units.

Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2019 and 2024. Esri converted Census 2000 data into 2010 geography.

COMMERCIAL PROPERTY INFORMATION SHEET

CPI

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

1 PROPERTY 36 North Main Street, Stewartstown, PA 17363

3 OWNER David F. Williams,, Mala C. Williams

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties 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 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: [X] Office [] Retail [] Industrial [] Multi-family [] Land [] Institutional [] Hospitality [] Other:

10 1. OWNER'S EXPERTISE Owner does not possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the construction and conditions of the Property and its improvements, except as follows:

13 2. OCCUPANCY Do you, Owner, currently occupy the Property? [] Yes [X] No If no, when did you last occupy the Property? JANUARY 2020

15 3. DESCRIPTION A. Land Area: 60' FRONTAGE x 180' deep RECTANGLE = 10,800 sq'

17 B. Dimensions: C. Shape: RECTANGLE D. Building Square Footage: 2800 sq' and 2100 sq' BASEMENT

20 4. PHYSICAL CONDITION A. Age of Property: 23 yrs Additions:

22 B. Roof 1. Age of roof(s): 8 NOS (2019) [] Unknown

24 2. Type of roof(s): ASHFA Architectural Shingles

25 3. Has the roof been replaced or repaired during your ownership? [X] Yes [] No

26 4. Has the roof ever leaked during your ownership? [] Yes [X] No

27 5. Do you know of any problems with the roof, gutters, or downspouts? [] Yes [X] No

28 Explain any yes answers you give in this section:

31 C. Structural Items, Basements and Crawl Spaces

32 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? [] Yes [X] No

33 2. Does the Property have a sump pump? [] Yes [X] No

34 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures? [] Yes [X] No

36 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or other structural components? [X] Yes [] No

38 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: Foundation re-reinforcement north wall.

42 D. Mechanical Systems

43 1. Type of heating: [X] Forced Air [] Hot Water [] Steam [] Radiant [] Other:

45 2. Type of heating fuel: [] Electric [] Fuel Oil [X] Natural Gas [] Propane (on-site) [] Central Plant [] Other types of heating systems or combinations:

48 3. Are there any chimneys? [] Yes [X] No If yes, how many? Are they working? [] Yes [] No When were they last cleaned?

49 4. List any buildings (or are as in any buildings) that are not heated:

52 5. Type of water heater: [] Electric [X] Gas [] Oil Capacity: [] Other:

55 Buyer Initials: CPI Page 1 of 6 Owner Initials: DFW

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6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 Other: _____
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: _____
List any buildings (or areas of any buildings) that are not air conditioned: _____
9. Type of electric service: 400 AMP 220 Volt 3-phase 1-phase KVA: _____
 Other: _____
Transformers: _____ 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? 1
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 unrepaired fire damage to the Property and any structures on it? Yes No N/A
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: _____

5. 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

118 Buyer Initials: _____

Owner Initials: FW

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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 pico curies 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/or for the operator's/owner's maintenance of a leak detection system, an inventory control system, and a tank testing system? Yes No *N/A* 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 *N/A*

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, 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: _____

182 Buyer Initials: _____

Owner Initials:

183 6. UTILITIES

184 A. Water

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

186 Other: _____

187 2. If the Property's source of water is not public:

188 When was the water last tested? _____

189 What was the result of the test? _____

190 Is the pumping system in working order? Yes No

191 If no, explain: _____

193 3. Is there a softener (filter) or other purification system? Yes No

194 If yes, is the system: Leased Owned

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

196 If yes, explain: _____

198 B. Sewer/Septic

199 1. What is the type of sewage system? Public Sewer Community Sewer On-site (or Individual) sewage system

200 If on-site, what type? Cesspool Drainfield Unknown

201 Other (specify): _____

202 2. Is there a septic tank on the Property? Yes No Unknown

203 If yes, what is the type of tank? Metal/steel Cement/concrete Fiberglass Unknown

204 Other (specify): _____

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

206 4. Is there a sewage pump? Yes No

207 If yes, is it in working order? Yes No

208 5. Are you aware of any problems related to the sewage system? Yes No

209 If yes, explain: _____

211 C. Other Utilities

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

213 Other: _____

214 7. TELECOMMUNICATIONS

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

216 If yes, type: _____

217 B. Are ISDN lines included with the sale of the Property? Yes No

218 C. Is the Property equipped with satellite dishes? Yes No

219 If yes, how many? _____ Location: _____

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

221 If yes, number of hook-ups: 4-3 Location: _____

222 E. Are there fiber optics available to the Property? Yes No Is the building wired for fiber optics? Yes No

223 Does the Property have T1 or other capability? Yes No

224 8. GOVERNMENTAL ISSUES/ZONING/USE/CODES

225 A. Compliance, Building Codes & OSHA

226 1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? Yes No

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

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

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

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

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

234 B. Condemnation or Street Widening

235 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

237 If yes, explain: _____

239 C. Zoning

240 1. The Property is currently zoned Residential Town with a variance for office by the

241 (county, ZIP) York 17363

242 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: _____

246 Buyer Initials: _____

Owner Initials: DFW

- 247 D. Is there an occupancy permit for the Property? Yes No
 248 E. Is there a Labor and Industry Certificate for the Property? Yes No
 249 If yes, Certificate Number is: _____
 250 F. Is the Property a designated historic or archeological site? Yes No
 251 If yes, explain: _____
 252 _____

253 **9. LEGAL/TITLE ISSUES**

- 254 A. Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
 255 B. Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens,
 256 charges, agreements, or other matters which affect the title of the Property? Yes No
 257 C. Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses, liens, charges,
 258 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
 259 the Property is located? Yes No
 260
 261 D. Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain unpaid? Yes No
 262
 263 E. Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
 264 F. Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
 265 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
 266 satisfied by the proceeds of this sale? Yes No
 267 H. Are you aware of any insurance claims filed relating to the Property? Yes No
 268 Explain any yes answers you give in this section: _____
 269 _____
 270 _____

271 **10. RESIDENTIAL UNITS**

- 272 Is there a residential dwelling unit located on the Property? Yes No If yes, number of residential dwelling units: _____
 273 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
 274 Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.)

275 **11. TENANCY ISSUES**

- 276 A. Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
 277 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
 278 rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
 279 C. Are there any tenants for whom you do not currently have a security deposit? Yes No
 280 D. Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No
 281 E. Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 282 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,
 283 etc.)? Yes No
 284 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
 285 H. Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 286 I. Are you currently involved in any type of dispute with any tenant? Yes No
 287 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 288 _____
 289 _____
 290 _____

291 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 292 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
 293 in any Pennsylvania county? Yes No
 294 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket number:
 295 _____
 296 _____
 297 _____

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

- 299 A. Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 300 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No
 301 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
 302 Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale of Property enrolled
 303 in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax assessment for the Property
 304 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
 305 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
 306 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
 307 Property was enrolled in the program, limited to the past 7 years.

308 Buyer Initials: _____

Owner Initials: AFW

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.)
310 (an Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply,
311 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 space land on an
313 adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant between the owner and
314 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
315 automatically renew at the end of the covenant period unless specific termination notice procedures are followed. When a breach of the
316 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
317 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
318 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 and Open Space,
320 that contains any covenants, subdivision restrictions, or other restrictions affecting the Property? Yes No

321 Explain any yes answers you give in this section: _____
322 _____
323 _____

324 **14. SERVICE PROVIDER/CONTRACTOR INFORMATION**

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

329 B. Provide the names, addresses and phone numbers of the service providers for any Alarm/Safety Contracts on the Property (e.g., security alarm
330 system, sprinkler system, fire/smoke). Attach additional sheet if necessary: _____
331 _____
332 _____

333 C. Provide the names, addresses and phone numbers of the service providers for any utilities on the Property (e.g., water, water softener, sewage,
334 on-site sewage service, natural gas, electric, telephone). Attach additional sheet if necessary: _____

335 MET ED
336 Columbia Gas
337 public sewer & water - Stewartstown Borough
338 _____
339 _____
340 _____
341 _____
342 _____
343 _____

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

349 OWNER David F. Williams DATE 2/29/20
350 _____

351 OWNER _____ DATE _____
352 Mala C. Williams

353 OWNER _____ DATE _____
354

355 BUYER _____ DATE _____
356

357 BUYER _____ DATE _____
358

359 BUYER _____ DATE _____
360

361 BUYER _____ DATE _____
362

363 BUYER _____ DATE _____
364

365 BUYER _____ DATE _____
366

367 BUYER _____ DATE _____
368

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