



Above Grade Finished Area:	5,044	Property Sub Type:	Business
Building Area Total:	5,044	Municipality:	Pocono Township
Building Area Source:	Measured	Subdivision Name:	None
Stories:	1	Lot Size Acres:	0.68
Garage YN:	No	Parcel Number:	12.8.2.62
Carport YN:	No	Zoning Description:	Commercial
Open Parking YN:	Yes	Water Body Access YN:	No
Open Parking Spaces:	20	Year Built:	1980

Public Remarks: Prime commercial building on Route 611 Tannersville Pa, ideally located between the Tannersville and Bartonsville I-80 exits. Approximately 5,000 sq. ft. with .68 acres and 198 Front Footage on RT. 611 the Golden Strip. New roof installed in 2022. Commercial zoning allows for multiple uses. Real Estate only. 2 Owners are PA Lic. Real Estate Agents.

Latitude: 41.035417 **Longitude:** -75.303532

Listing Service: Full Service
Listing Terms: Cash; Conventional
Possession: Negotiable
List Price: \$849,000

Name	Office	Primary	E-mail
High School District: Pocono Mountain		Tax Assessed Value: \$342,260	County Tax Amount: \$1,874.66
List Price/SqFt: \$168.32		Tax Year: 2025	Municipal Tax Amount: \$1,173.61
		Tax Map Number: 12637201457949	School Tax Amount: \$7,957.55
		Tax Book Number: 2364	Tax Annual Amount: \$11,172.47
		Tax Page Number: 9781	Tax Other Annual Assessment Amount: \$166.65
		Deed Recording Date: 01/04/2010	

Cooling: Central Air	Road Frontage Type: Road Frontage Length: 198; State Road
Foundation Details: Pillar/Post/Pier; Slab	Road Responsibility: Public Maintained Road
Heating: Forced Air	Road Surface Type: Paved
Meter Information: Number Of Separate Electric Meters: 3; Number Of Separate Water Meters: 2	Roof: Shingle
	Sewer: Public Sewer
	Unit Details: Number Of Units Leased: 1
	Water Heater: Electric
	Water Source: Public
	Tenant Pays: All Utilities; Electricity; Gas; Hot Water; Telephone; Cable TV; Trash Collection

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ARTICLE IV
Basic District Regulations

§ 470-16. Applicability of district regulations.

The regulations set by this chapter within each district shall be minimum regulations and shall apply uniformly to each class of uses or structures within each district, except as hereinafter provided:

- A. No building, structure, or land shall hereafter be used or occupied, and no building or structure or part thereof shall hereafter be erected, constructed, reconstructed, moved, structurally altered, razed, demolished or enlarged except in conformity with all the regulations herein specified for the district in which it is located.
- B. No building or other structure shall hereafter be erected or altered to exceed the height or bulk; to accommodate or house a greater number of families; to occupy a greater percentage of lot area; to have narrower or smaller rear yards, front yards, side yards, or other open spaces than herein required; or in any other manner contrary to the provisions of this chapter.
- C. No part of a yard, or other open space, or off-street parking or loading space required about or in connection with any building for the purpose of complying with this chapter, shall be included as part of a yard, open space, off-street parking or loading space similarly required for any other building.
- D. No yard or lot existing at the time of passage of this chapter shall be reduced in dimension or area below the minimum requirements set forth herein. Yards or lots created after the effective date of this chapter shall meet at least the minimum requirements established by this chapter.
- E. Lot size adjustments. The minimum lot area required in this chapter shall be increased as required to meet DEP requirements for on-lot water supply and sewage disposal. Such determinations will be made by the PA DEP through its sewage module review process.
- F. Interpretation and uses not regulated. **[Added 2-6-2023 by Ord. No. 2023-01]**
 - (1) Minimum requirements. Where more than one provision of this section controls a particular matter, the provision that is more restrictive upon uses and structures shall apply.
 - (2) Uses not specifically regulated. This section addresses by special exception a proposed use which is neither specifically permitted nor specifically denied in any Zoning or Overlay district established under this section.
 - (a) Jurisdiction. An application shall be made to the Zoning Hearing Board which shall have the authority to permit the use or deny the use as a special exception.
 - (b) Findings. The use may be permitted only if the Zoning Hearing Board makes all of the following findings; and, the burden on proof shall be upon the applicant:
 - [1] The use is similar to and compatible with the uses listed for the subject zoning district by the Schedule of Use Regulations.

- [2] The use in no way conflicts with the intent of the zoning district or overlay district and the general purpose and intent of this Zoning Ordinance.
 - [3] The use is not permitted in any other zoning district in the Planning Area.
 - [4] The use where proposed would be consistent with the Pocono Township Comprehensive Plan.
- (3) Planning Commission. At the time the application is submitted to the Zoning Hearing Board, the Zoning Officer shall also provide a copy to the Township Planning Commission for review and recommendation. The Zoning Hearing Board shall not conduct a public hearing on the application until 30 days have passed from the time the application was referred to the Township Planning Commission.
 - (4) Conditions. The Zoning Hearing Board may attach reasonable conditions and safeguards to any special exception approval granted for a use not specified in the Schedule of Uses, incorporating standards in this Zoning Ordinance for similar uses in the district and such other conditions as the Zoning Hearing Board may deem necessary to protect and promote the public health, safety, morals and welfare and to implement the purposes of this Zoning Ordinance and the Pennsylvania Municipalities Planning Code.

§ 470-17. R-1 Low Density Residential District.

- A. Intended purpose. The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where low-density single-family residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.
- B. Uses and structures.
 - (1) Permitted uses by right.
 - (a) Single-family detached dwellings.
 - (b) Essential services buildings and structures. (See § 470-57.)
 - (c) Customary accessory uses and buildings incidental to the above permitted uses. (See § 470-53.)
 - (d) Accessory buildings and uses customarily incidental to conditional uses approved under Subsection B(2) below.
 - (e) Home occupations. (See § 470-63.)
 - (f) Antennas and communication equipment buildings. (See § 470-44.)
 - (g) Churches and related uses. (See § 470-50.)
 - (h) Clubhouses for use by homeowners' associations. (See § 470-73.)
 - (i) Open space.

- (j) Forestry. (See § 470-58.)
- (k) Keeping of equine animals. (See § 470-65.)
- (2) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners (See § 470-38.):
 - (a) Agricultural operations (farms). (See § 470-41.)¹
- (3) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.): [Added 1-17-2006 by Ord. No. 120]
 - (a) Communication towers. (See § 470-52.)
- C. Lot, yard, and height requirements.
 - (1) Basic dimensions, as follows. (See attachment "R-1 District Lot, Yard and Height Requirements.")
 - (2) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-18. R-2 Medium Density Residential District.

- A. Intended purpose. The regulations for this district are intended to provide suburban residential areas in the Township with limited public utility services where medium-density residential development may occur. Higher densities at a future date would be contingent upon the provision of public water and sewer service.
- B. Uses and structures.
 - (1) Permitted uses by right.
 - (a) Single-family detached dwellings.
 - (b) Two-family dwellings.
 - (c) Multifamily dwellings.
 - (d) Churches and related uses. (See § 470-50.)
 - (e) Clubhouses for use by homeowners' associations. (See § 470-73.)

1. Editor's Note: Former Subsection B(2)(b), regarding other uses determined to be of the same general character, which immediately followed, was repealed 2-6-2023 by Ord. No. 2023-01.

- (f) Open space.
- (g) Essential services buildings and structures. (See § 470-57.)
- (h) Customary accessory uses and buildings incidental to the above permitted uses. (See § 470-53.)
- (i) Accessory buildings and uses customarily incidental to uses approved under Subsection B(2) and (3) below.
- (j) Home occupations. (See § 470-63.)
- (k) Mobile home parks. (See § 470-71.)
- (l) Antennas and communication equipment buildings. (See § 470-44.)
- (m) Forestry. (See § 470-58.)
- (n) Keeping of equine animals. (See § 470-65.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.):
 - (a) Communications towers. (See § 470-52.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners (See § 470-38.):
 - (a) Planned residential development. (See Article VI.)
 - (b) Boardinghouses. (See § 470-47.)
 - (c) Agricultural operations (farms). (See § 470-41.)
 - (d) Bed-and-breakfast establishments. (See § 470-46.)
 - (e) Educational uses. (See § 470-60.)
 - (f) Day-care facilities. (See § 470-54.)
 - (g) Nursery schools. (See §§ 470-60 and 470-54.)²
- C. Lot, yard, and height requirements.
 - (1) Basic dimensions as follows. (See attachment "R-2 District Lot, Yard and Height Requirements.")
 - (2) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.

2. Editor's Note: Former Subsection B(3)(h), regarding other uses determined to be of the same general nature, which immediately followed, was repealed 2-6-2023 by Ord. No. 2023-01.

- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-19. RD Recreation District.

- A. Intended purpose. The regulations of this district are intended to maximize open space while allowing for recreational activities that generate employment, retail trade, retail services, tourism, and related dining/lodging and entertainment uses.

- B. Uses and structures.

- (1) Permitted uses by right:

- (a) Transient dwelling accommodations including hotels, motels, resorts and lodges. (Excludes bed-and-breakfast establishments and boardinghouses, see conditional uses below.)
- (b) Commercial indoor and outdoor recreational and entertainment uses (See § 470-75.), including:
 - [1] Amusement parks.
 - [2] Boating and canoeing.
 - [3] Carnivals and fairs of temporary nature.
 - [4] Golf courses.
 - [5] Horseback riding. (See § 470-79.)
 - [6] Ice skating rink(s).
 - [7] Indoor shooting ranges.
 - [8] Nightclubs. (See § 470-77.)
 - [9] Restaurants. (See § 470-77.)
 - [10] Paintball playground.
 - [11] Ski resorts.
 - [12] Ski trails and slopes.
 - [13] Social halls.
 - [14] Swimming pools.
 - [15] Taverns. (See § 470-77.)
 - [16] Tennis courts.

- [17] Water parks.
- [18] Water slides.
- [19] Campgrounds. (See § 470-48.)
- (c) Retail establishments specifically related to the service of tourists, vacationers and visiting public and including the following (See § 470-74.):
 - [1] Archery shops.
 - [2] Bait and tackle shops.
 - [3] Camper/recreational vehicles - sales and service.
 - [4] Fishing equipment.
 - [5] Gift shops.
 - [6] Golf shops.
 - [7] Gun shops.
 - [8] Hunting equipment.
 - [9] Marinas - sales and service.
 - [10] Motorcycle shops/retail.
 - [11] Ski shops.
 - [12] Snowmobile/retail.
 - [13] Sport-related clothing shop.
 - [14] Sporting goods shops.
 - [15] Water ski shops.
- (d) Essential services buildings and structures. (See § 470-57.)
- (e) Churches and related uses. (See § 470-50.)
- (f) Single-family dwellings.
- (g) Two-family dwellings.
- (h) Multifamily dwellings.
- (i) Private clubs. (See § 470-73.)
- (j) Drive-through businesses (excluding vehicle washes). (See § 470-56.)
- (k) Riding clubs or riding stables. (See § 470-79.)
- (l) Open space.

- (m) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
 - (n) Home occupations. (See § 470-63.)
 - (o) Dormitories. (See § 470-55.)
 - (p) Forestry. (See § 470-58.)
 - (q) Keeping of equine animals. (See § 470-65.)
 - (r) Educational uses. (See § 470-60.)
 - (s) Antennas and communication equipment buildings. (See § 470-44.)
 - (t) Helipads for emergency services. (See § 470-62.)
 - (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
 - (a) Communications towers. (See § 470-52.)
 - (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § 470-38.)
 - (a) Planned residential development. (See Article VI.)
 - (b) Boardinghouses. (See § 470-47.)
 - (c) Bed-and-breakfast establishments. (See § 470-46.)
 - (d) Governmental uses. (See § 470-60.)
 - (e) Agricultural operations (farms). (See § 470-41.)
 - (f) Sign plazas. (See Article VII.)
- C. Lot, yard, and height requirements.
- (1) Lot requirements.
 - (a) Minimum lot area: two acres.
 - (b) Minimum lot width: 200 feet.
 - (c) Maximum impervious coverage: 35% for residential uses; 80% for other uses.
[Amended 7-18-2022 by Ord. No. 2022-04]]
 - (2) Yard requirements.
 - (a) Front yard depth: 50 feet.
 - (b) Side yard width: 25 feet; except when adjacent to the R-1 and R-2 Residential Districts or any existing residential dwelling, a minimum side yard of 40 feet is required.

- (c) Rear yard depth: 40 feet.
- (d) Well: 15 feet.
- (e) Septic: 10 feet.
- (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building: equal in height to principal building but in no event higher than 50 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-20. C Commercial District. [Amended 7-16-2018 by Ord. No. 2018-07; 2-6-2023 by Ord. No. 2023-01; 6-2-2025 by Ord. No. 2025-19]

- A. Intended purpose. This district is designed for commercial uses that are dependent on highway traffic or need open areas for display of merchandise.
- B. Uses and structures.
 - (1) Permitted uses by right:
 - (a) Single-family dwellings.
 - (b) Two-family dwellings.
 - (c) Multifamily dwellings.
 - (d) Open space.
 - (e) Home occupations. (See § 470-63.)
 - (f) Bed-and-breakfast establishments. (See § 470-46.)
 - (g) Boardinghouses. (See § 470-47.)
 - (h) Business or professional office or studio. (See § 470-74.)
 - (i) Banks, savings and loan associations, finance companies and similar types of businesses. (See § 470-74.)
 - (j) Personal and household service establishments such as, but not limited to, barbershops, beauty shops, laundromats, laundry and dry-cleaning shops, restaurants (See § 470-77.), tailor and seamstress shops, taverns (See § 470-77.), hotels, motels, and other places of lodging.
 - (k) Offices of plumbers, masons, carpenters, heating contractors and similar trades. (See § 470-74.)

- (l) Offices or laboratories for scientific, agricultural, or industrial research and development.
- (m) Retail business establishments for the sale of goods such as, but not limited to, antiques, appliances, audio/video, beverages, bicycles, books, clothing, confections, drugs, dry goods, flowers, food, furniture, gifts, hardware, jewelry, liquor, machinery, motorcycles, newspapers, notions, office equipment, paint, personal and household supplies, photographic supplies, sporting goods, stationery and tobacco. (See § 470-74.)
- (n) Shops for the repair of goods permitted to be sold by retail business establishments above. All activities shall be performed and all parts stored within the building or screened from view so as not to be visible from public streets or adjacent properties.
- (o) Retail establishments specifically related to the service of tourists, vacationers and visiting public. [See §§ 470-19B(1)(c) and 470-74.]
- (p) Nursery and garden retail. (See § 470-78.)
- (q) Wholesale produce and meat markets, mechanical equipment repair establishments, dry-cleaning and dyeing plants, carpet and rug cleaning establishments, laundries, sign painting, blueprinting and graphic reproduction shops, printing and publishing establishments, radio and television studios.
- (r) Private clubs. (See § 470-73.)
- (s) Drive-through businesses (excluding vehicle washes). (See § 470-56.)
- (t) Automatic and self-serve vehicle washes. (See § 470-86.)
- (u) Vehicle and mobile home/modular dwelling sales agency. (See § 470-74.)
- (v) Wholesaling businesses. (See § 470-87.)
- (w) Vehicle service and repair facilities. (See § 470-85.)
- (x) Vehicle fueling stations. (See § 470-84.)
- (y) Essential services buildings and structures. (See § 470-57.)
- (z) Farm equipment sales (See § 470-74.) and service. (See § 470-85.)
- (aa) Entertainment and recreational uses, including theaters, night clubs (See § 470-77.), art galleries, cultural establishments, skating rinks, billiard parlors, social halls and swimming pools.
- (bb) Churches and related uses. (See § 470-50.)
- (cc) Cemeteries. (See § 470-49.)
- (dd) Antennas and communication equipment buildings. (See § 470-44.)

- (ee) Light manufacturing. (See § 470-69.)
 - (ff) Mobile home parks. (See § 470-71.)
 - (gg) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
 - (hh) Forestry. (See § 470-58.)
 - (ii) Transient dwelling accommodations including hotels, motels, and lodges.
 - (jj) Keeping of equine animals. (See § 470-65.)
 - (kk) Governmental and educational uses. (See § 470-60.)
 - (ll) Nursery schools. (See §§ 470-60 and 470-54.)
 - (mm) Riding clubs or riding stables. (See § 470-79.)
 - (nn) Dormitories. (See § 470-55.)
 - (oo) Hospitals. (See § 470-64.)
 - (pp) Vehicle parking lot or garage.
 - (qq) Helipads for emergency services. (See § 470-62.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
- (a) Communications towers. (See § 470-52.)
 - (b) Life-care facilities. (See § 470-68.)
 - (c) Kennels. (See § 470-67.)
 - (d) Veterinary offices or animal hospitals. (See § 470-43.)
 - (e) Amusement arcades. (See § 470-42.)
 - (f) Gaming and off-track betting establishments. (See § 470-59.)
 - (g) Recreation facilities including bowling alleys, miniature golf courses, driving ranges and similar uses. (See § 470-75.)
 - (h) Keeping of wild or exotic animals. (See § 470-66.)
 - (i) Adult uses. (See § 470-40.)
- (3) Conditional uses. The following uses are permitted subject to the review and approval by the Board of Commissioners. (See § 470-38.)
- (a) Shopping centers. (See § 470-82.)
 - (b) Day-care facilities. (See § 470-60.)
 - (c) Self-service storage facilities. (See § 470-81.)

- (d) Planned residential development. (See Article VI.)
 - (e) Regional impact developments. (See § 470-76.)
 - (f) Agricultural operations (farms). (See § 470-41.)
 - (g) Sign plazas. (See Article VII.)
 - (h) Billboards. (See Article VII.)
 - (i) (Reserved)
 - (j) Dispensary facility.
 - (k) Medical marijuana delivery vehicle office.
 - (l) Warehouses.
 - (m) Solar arrays atop existing commercial buildings.
- C. Lot, yard, and height requirements.
- (1) Lot requirements.
 - (a) Minimum lot area: one acre.
 - (b) Minimum lot width: 100 feet.
 - (c) Maximum impervious coverage: 35% for residential uses; 80% for other uses.
 - (2) Yard requirements.
 - (a) Front yard depth: 75 feet.
 - (b) Side yard width: 20 feet.
 - (c) Rear yard depth: 25 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building: 25 feet.
 - (4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-21. I Industrial District. [Amended 7-16-2018 by Ord. No. 2018-07; 6-2-2025 by Ord. No. 2025-19]

- A. Intended purpose. The regulations of this district are intended to maximize industrial potential while ensuring compatibility with the surrounding districts. The nature of such uses is not always compatible or desirable in residential neighborhoods, and they are often better located in areas which provide greater visibility and vehicular access. New residential development is excluded from this district, both to protect residences from an undesirable environment and to ensure the reservation of adequate areas for industrial development.
- B. Uses and structures.
- (1) Permitted uses by right.
- (a) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, including wholesale businesses and warehouses, except bulk storage of chemicals, petroleum products and other flammable explosives, or noxious materials.
 - (b) Heavy commercial uses, which shall be carried on in a completely enclosed building, except for off-street parking and loading facilities, mechanical and vehicle equipment repair establishments and dry-cleaning and dyeing plants.
 - (c) Heavy commercial uses which do not require complete enclosure in a building include building materials, new and used machinery storage and sales, vehicle and trailer sales and storage, farm equipment and construction machinery establishments.
 - (d) Manufacturing, compounding, processing, packaging or treatment of such products as bakery goods, candy, cosmetics, dairy products, drugs, perfumes, pharmaceuticals, toiletries, food products, beverages, confections, ceramics, clothing, plastics, electrical goods, furniture, hardware, tools, dies, patterns, professional and scientific instruments, handicraft products, electronics and small parts assembly and/or manufacture.
 - (e) Offices or laboratories for scientific, agricultural, or industrial research and development.
 - (f) Churches and related uses. (See § 470-50.)
 - (g) Essential services. (See § 470-57.)
 - (h) Self-service storage facilities. (See § 470-81.)
 - (i) Vehicle washes. (See § 470-86.)
 - (j) Home occupations. (See § 470-63.)
 - (k) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
 - (l) General industrial uses, which include the storage, manufacture, assembly, fabrication, packing, testing or other handling of products from raw materials and

from other previously prepared materials, not including retail activity.

- (m) Mineral recovery. (See § 470-70.)
 - (n) Accessory uses, including such uses as the following: stockpiling; storage, maintenance and repair of construction and mining vehicles and equipment used for mineral recovery; sales of quarry or mining products; administrative offices; helipads (See § 470-62.); and asphalt manufacturing plants.
 - (o) Truck and motor freight terminal, delivery and distribution centers. (See §§ 470-83 and 470-87.)
 - (p) Communication towers. (See § 470-52.)
 - (q) Forestry. (See § 470-58.)
 - (r) Open space.
 - (s) Antennas and communication equipment buildings. (See § 470-44.)
 - (t) Governmental uses. (See § 470-60.)
 - (u) Helipads for emergency services. (See § 470-62.)
 - (v) Keeping of equine animals. (See § 470-65.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board. (See § 470-37.)
- (a) Commercial mulching, stump grinding and/or composting. (See § 470-51.)
 - (b) Salvage yards. (See § 470-80.)
 - (c) Ready-mix concrete manufacturing plants.
 - (d) Adult uses. (See § 470-40.)
- (3) Conditional uses. The following uses are permitted subject to the issuance of a conditional use permit by the Board of Commissioners. (See § 470-38.):
- (a) Sign plazas. (See Article VII.)
 - (b) Billboards. (See Article VII.)
 - (c) Grower/processor facility.
 - (d) Medical marijuana delivery vehicle office.
 - (e) Academic clinical research center.
 - (f) Dispensary facility.
 - (g) Solar arrays atop existing industrial buildings.
 - (h) Solar farms.

- (i) Wind turbines.
- C. Lot, yard, and height requirements.
 - (1) Lot requirements.
 - (a) Minimum lot area: five acres.
 - (b) Minimum lot width: 300 feet.
 - (c) Maximum impervious coverage: 90%.
 - (2) Yard requirements.
 - (a) Front yard depth: 75 feet.
 - (b) Side yard width: 35 feet, except when adjacent to any residential district or any existing residential dwelling, a minimum side yard of 50 feet is required.
 - (c) Rear yard depth: 50 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
 - (3) Building height.
 - (a) Principal building: 50 feet.
 - (b) Accessory building. Equal to principal building but in no event higher than 50 feet.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.
- F. General performance standards.
 - (1) All uses within the I Industrial District shall comply with the following general performance standards.
 - (a) Odor. No emission of unpleasant gases or other odorous matter shall be permitted in such quantity as to be offensive outside the lot lines of the tract.
 - (b) Toxic gases. The emission of noxious, toxic or corrosive gases or fumes injurious to persons, animals, property or vegetation is prohibited.
 - (c) Glare and heat. No use shall produce glare which is visible, or heat which is detectable, beyond the property line of the lot on which the operation is located. Direct glare from any lights shall not exceed 0.1 horizontal footcandle measured at the property line. At designated vehicular entrances/exits, a maximum illumination level of 0.5 horizontal footcandle shall be allowed, provided said area of illumination is limited to said property and adjoining pavement and right(s)-of-way of public streets. The area of illumination shall not extend beyond 50 feet from the

center line of the designated entrance/exit in any direction along the property line(s) of said property.

- (d) Liquid wastes or sewage. No discharge is permitted except in accordance with all applicable local, county, state and federal, ordinances, laws, rules and regulations.
- (e) Vibration. Vibration shall not be perceptible except for not more than two minutes per hour from 7:00 a.m. to 5:00 p.m. beyond the lot line.
- (f) Noise. No noise shall exceed the decibel levels in the designated octave band shown below, except for emergency alarms or signals.

Octave Band Cycles per Second	Maximum Sound Level in Decibels Along Residential District Boundary	Maximum Sound Level in Decibels Along Property Line Other Than Residential District Boundary
10 to 600	50	55
600 to 2,400	38	40
2,400 to 4,800	35	38
Above 4,800	32	38

- (g) Emissions. All emissions shall be in compliance with all applicable local, county, state and federal ordinances, laws, rules, and regulations.

§ 470-22. CD Conservation District.

- A. Intended purpose. The regulations for this district are intended to provide open space areas in the Township.
- B. Uses and structures.
 - (1) Permitted uses by right.
 - (a) State game lands.
 - (b) State park areas.
 - (c) Game preserves.
 - (d) Game refuges.
 - (e) Wildlife sanctuaries.
 - (f) Bird and/or waterfowl sanctuaries.
 - (g) Noncommercial public parking areas for the above permitted uses.
 - (h) Nondwelling structures or buildings used for office space, display, lecture

auditoriums, and other customary uses provided such are clearly incidental to the above permitted uses.

- (i) Open space.
- (j) Essential services. (See § 470-57.)
- (k) Customary accessory uses incidental to the above permitted uses. (See § 470-53.)
- (l) Conservation.
- (m) Agricultural operations (farms). (See § 470-41.)
- (n) Forestry. (See § 470-58.)
- (o) Antennas and communication equipment buildings. (See § 470-44.)
- (2) Special exception uses. The following uses are permitted subject to the review and approval by the Zoning Hearing Board (See § 470-37.):
 - (a) Communication towers. (See § 470-52.)

C. Lot, yard, and height requirements.

- (1) Lot requirements.
 - (a) Minimum lot area: five acres.
 - (b) Minimum lot width: 300 feet.
 - (c) Maximum impervious coverage: 15%.
- (2) Yard requirements.
 - (a) Front yard depth: 100 feet.
 - (b) Side yard width: 50 feet.
 - (c) Rear yard depth: 50 feet.
 - (d) Well: 15 feet.
 - (e) Septic: 10 feet.
- (3) Building height.
 - (a) Principal building: 35 feet.
 - (b) Accessory building: 25 feet.
- (4) Building separation. New nonresidential buildings shall be located not closer than 75 feet from existing residential dwellings on adjacent properties.

D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.

E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

§ 470-22.1. EP Enterprise Park Overlay District. [Added 2-6-2023 by Ord. No. 2023-01]

- A. Intent. To provide for warehousing and distribution in a manner that is compatible with any nearby homes. To carefully control these type of operations to avoid nuisances (such as excessive noise) and hazards. To encourage coordinated development, particularly in regard to traffic access. (See Attachment 4, EP Overlay District Map.³)
- B. Uses and structures.
 - (1) Conditional uses. The following uses are permitted subject to the issuance of a conditional use permit by the Board of Commissioner. (See § 470-38.):
 - (a) Truck terminals/distribution (See § 470-83).
 - (b) Warehouses (See § 470-87.5).
- C. Lot, yard, and height requirements.
 - (1) All lot, yard, and height requirements shall be the same as those within the underlying zoning district.
- D. Parking and loading requirements. Off-street parking and loading requirements shall be provided in accordance with § 470-34 of this chapter.
- E. Signs. All proposed signs shall conform to the requirements of Article VII of this chapter.

3. Editor's Note: Attachment 4 is included as an attachment to this chapter.

Shed not included

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 2920 Route 611, Tannersville, PA 18372

2
3 OWNER 611 Property Holdings LP

4 Owner is providing information to help Broker market the Property. This Statement is not a substitute for any inspections or warranties
5 that a buyer may wish to obtain. This Statement is not a warranty of any kind by Owner or a warranty or representation by any listing
6 real estate broker (Agent for Owner), any real estate broker, or their agents.

7 Property Type: ☒ Office ☒ Retail ☐ Industrial ☒ Multi-family ☐ Land ☐ Institutional
8 ☒ Hospitality ☒ Residential ☐ Other: _____

9 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
10 Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

11 1. OWNER'S EXPERTISE

- 12 (A) Does Owner possess expertise in contracting, engineering, environmental assessment, architecture, or other areas related to the
13 construction and conditions of the Property and its improvements? ☐ Yes ☒ No
14 (B) Is Owner a landlord for the Property? ☒ Yes ☐ No
15 (C) Does Owner use a property management service for the Property? ☐ Yes ☒ No
16 (D) Is Owner a real estate licensee? ☒ Yes ☐ No
17 Explain any "yes" answers in Section 1: 2 Partners are Lic. Real Estate Agents

19 2. OCCUPANCY

- 20 (A) Do you, Owner, currently occupy the Property? ☒ Yes ☐ No
21 If no, when did you last occupy the Property? _____
22 (B) Is there a residential dwelling unit located on the Property? ☐ Yes ☒ No
23 If yes, number of residential dwelling units: _____
24 (C) Is there an occupancy permit for the Property? ☐ Yes ☒ No

25 3. DESCRIPTION

- 26 (A) Land Area: _____
27 (B) Dimensions: _____
28 (C) Number of Stories: One Story
29 (D) Number of Structures: 1
30 (E) Building Square Footage: Approx 5,000
31 (F) Age of Property: 1980 Additions: _____

32 4. ROOFS

- 33 (A) Age of roof(s): 2022 ☐ Unknown
34 (B) Type of roof(s): Shingles
35 (C) Has the roof been replaced or repaired during your ownership? ☒ Yes ☐ No
36 (D) Has the roof ever leaked during your ownership? ☐ Yes ☒ No
37 (E) Do you know of any problems with the roof, gutters, or downspouts? ☐ Yes ☒ No
38 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation
39 efforts, the name of the person or company who did the repairs and the date they were done, if known: _____

42 5. STRUCTURAL ITEMS

- 43 (A) Are you aware of any water leakage, accumulation, or dampness in the building or other structures? ☐ Yes ☒ No
44 (B) Does the Property have a sump pump? ☐ Yes ☒ No
45 (C) Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
46 ☐ Yes ☒ No
47 (D) Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
48 other structural components? ☒ Yes ☐ No
49 (E) Are you aware of any fire, storm/weather-related, water, hail or ice damage to the Property? ☐ Yes ☒ No

50 Buyer Initials: _____

CPI Page 1 of 7

Owner Initials: Ch



Welchert Realtors Association, 2920 Route 611 Tannersville PA 18372
Michelle Cappabianca

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Fax:

2920 26 611 611

51 Explain any "yes" answers in Section 4. Include the location and extent of any problem(s) and any repair or remediation
52 efforts, the name of the person or company who did the repairs and the date they were done, if known:
53 Column was bent by vehicle & was repaired
54

55 **6. HEATING**

- 56 (A) Type of heating: ☒ Forced Air ☐ Hot Water ☐ Steam ☐ Radiant
57 ☐ Other: _____
58 (B) Type of heating fuel: ☐ Electric ☐ Fuel Oil ☐ Natural Gas ☒ Propane (on-site) ☐ Central Plant
59 ☐ Other types of heating systems or combinations: _____
60 (C) Are there any chimneys? ☐ Yes ☒ No If yes, how many? _____
61 Are they working? ☐ Yes ☒ No When were they last cleaned? _____
62 (D) List any buildings (or areas in any buildings) that are not heated: _____
63
64 (E) Are you aware of any problems or repairs needed regarding any heating or related equipment? ☐ Yes ☒ No
65 If "yes" explain: _____
66

67 **7. PLUMBING**

- 68 (A) Type of plumbing: ☒ Copper ☐ Galvanized ☐ Lead ☒ PVC ☐ Unknown
69 ☐ Other: _____
70 (B) Are you aware of any problems or repairs needed regarding any plumbing or related equipment? ☐ Yes ☒ No
71 If "yes" explain: _____
72

73 **8. WATER**

- 74 (A) What is the source of your drinking water? ☒ Public ☐ Community System ☐ Well on Property
75 ☐ Other: _____
76 (B) If the Property's source of water is not public:
77 When was the water last tested? _____
78 What was the result of the test? _____
79 Is the pumping system in working order? ☐ Yes ☒ No
80 If no, explain: _____
81
82 (C) Is there a softener, filter, or other purification system? ☐ Yes ☒ No
83 If yes, is the system: ☐ Leased ☐ Owned
84 (D) Are you aware of any problems or repairs needed regarding the water service? ☐ Yes ☒ No
85 If yes, explain: _____
86

87 **9. WATER HEATING**

- 88 (A) Type of water heater: ☒ Electric ☐ Gas ☐ Oil Capacity: _____
89 ☐ Other: _____
90 (B) How many water heaters are there? 1
91 Tanks 1 Tankless _____
92 (C) Are you aware of any problems or repairs needed regarding any water heater or related equipment? ☐ Yes ☒ No
93 If "yes" explain: _____
94

95 **10. SEWER/SEPTIC**

- 96 (A) What is the type of sewage system? ☒ Public Sewer ☐ Community Sewer ☐ On-site (or Individual) sewage system
97 If on-site, what type? ☐ Cesspool ☐ Drainfield ☐ Unknown
98 ☐ Other (specify): _____
99 (B) Is there a septic tank on the Property? ☐ Yes ☒ No ☐ Unknown
100 If yes, what is the type of tank? ☐ Metal/steel ☐ Cement/concrete ☐ Fiberglass ☐ Unknown
101 ☐ Other (specify): _____
102 (C) When was the on-site sewage disposal system last serviced? _____
103 (D) Is there a sewage pump? ☐ Yes ☒ No
104 If yes, is it in working order? ☐ Yes ☒ No
105 (E) Are you aware of any problems or repairs needed regarding the sewage system? ☐ Yes ☒ No
106 If yes, explain: _____

107 Buyer Initials: _____

CPI Page 2 of 7

Owner Initials: CM

108 **11. AIR CONDITIONING SYSTEM**

109 (A) Type of air conditioning: ☐ Central Electric ☒ Central Gas ☐ Wall ☐ None Capacity: _____
 110 List any buildings (or areas of any buildings) that are not air conditioned: _____
 111

112 (B) Are you aware of any problems or repairs needed regarding any air conditioning system or related equipment? ☐ Yes ☒ No
 113 If "yes" explain: _____
 114

115 **12. ELECTRICAL SYSTEM**

116 (A) Type of electric service: _____ AMP ☐ 3-phase ☐ 1-phase ☐ KVA:
 117 ☐ Other: UNKNOWN

118 Transformers: _____ Type: _____

119 (B) Is the electrical system solar powered? ☐ Yes ☒ No

120 1. If "yes," is it entirely or partially solar powered? _____

121 2. If "yes," is any part of the system subject to a lease, financing or other agreement? If "yes," explain: _____
 122

123 (C) Is the Property equipped for EV Charging? ☐ Yes ☒ No How many?: _____

124 If "yes," explain, including describing the location: _____

125 (D) Provider: _____ Contact Information: _____

126 (E) Are you aware of any problems or repairs needed regarding any electrical system or related equipment? ☐ Yes ☒ No

127 If yes, explain: _____

128 **13. CONNECTIVITY AND DATA SERVICES**

129 (A) Is Internet available at the Property ☒ Yes ☐ No

130 If no, explain: _____

131 If yes, what type? ☐ Fiber ☒ Cable ☐ Satellite ☐ Other: _____

132 Provider: _____ Speed, if known: _____

133 What equipment is included, if any, with the sale of the Property? Real Estate Only

134 (B) Is a telephone system included with the sale of the Property? ☐ Yes ☒ No

135 If yes, type: _____

136 (C) Is the Property equipped with cable television? ☐ Yes ☒ No

137 If yes, number of hook-ups: _____

138 Locations: _____

139 (D) Are any parts of the connectivity and data services systems subject to a lease, financing or other agreement? If "yes," explain: _____
 140

141 (E) Are you aware of any problems or repairs needed regarding any parts of the connectivity and data services systems or related equipment ☐ Yes ☒ No

142 If yes, explain: _____

143 **14. ALARM/SAFETY SYSTEMS**

144 (A) Fire: ☒ Yes ☐ No In working order? ☒ Yes ☐ No

145 (B) If yes, connected to: Fire Department ☐ Yes ☒ No Monitoring Service: ☐ Yes ☒ No

146 (C) Fire extinguishers: ☒ Yes ☐ No

147 (D) Smoke: ☒ Yes ☐ No In working order? ☒ Yes ☐ No

148 (E) Sprinkler: ☐ Yes ☒ No Inspected/certified? ☐ Yes ☐ No

149 Sprinkler ☐ Wet ☐ Dry Flow rate: _____

150 (F) Carbon Monoxide Detectors ☐ Yes ☒ No In working order? ☐ Yes ☐ No

151 (G) Security: ☐ Yes ☒ No In working order? ☐ Yes ☐ No Hardwired? ☐ Yes ☐ No Cameras? ☐ Yes ☐ No

152 If yes, connected to: Police Department: ☐ Yes ☐ No Monitoring Service: ☐ Yes ☐ No

153 (H) Date of last inspection: _____ Name of current service provider, if any: _____

154 (I) Are there any areas of the Property that are not serviced by the systems in this section? ☐ Yes ☒ No

155 If yes, explain: _____
 156
 157

158 **15. MISCELLANEOUS EQUIPMENT**

159 (A) Exterior Signs: ☐ Yes ☒ No How many? _____ Type: _____ Number Illuminated: _____

160 (B) Elevators: ☐ Yes ☒ No How many? _____ ☐ Cable ☐ Hydraulic rail

161 Working order? ☐ Yes ☐ No Certified through (date) _____

162 Date last serviced _____ Provider: _____

163 (C) Generators ☐ Yes ☒ No How many? _____

164 (D) Skylights: ☐ Yes ☒ No How many? _____

165 (E) Overhead Doors: ☒ Yes ☐ No How many? _____ Size: _____

166 Buyer Initials: _____

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Owner Initials: CM

- 167 (F) Loading Docks: ☐ Yes ☒ No How many? _____ Height: _____ Levelers: ☐ Yes ☐ No
 168 (G) At grade doors: ☐ Yes ☒ No How many? _____ Height: _____
 169 (H) Is the Property equipped with satellite dishes? ☐ Yes ☒ No
 170 If yes, how many? _____
 171 Location: _____
 172 (I) Other equipment: _____
 173 _____
 174 (J) Are there any Maintenance Contracts on the Property ☐ Yes ☒ No
 175 If yes, Provider: _____ Contact Information: _____
 176 (J) Are you aware of any problems with the equipment listed in this section? ☐ Yes ☒ No
 177 If yes, explain: _____
 178 _____

179 **16. SITE IMPROVEMENTS**

- 180 (A) Are you aware of any problems with storm-water drainage? ☐ Yes ☒ No
 181 (B) Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or retain-
 182 ing walls on the Property? ☒ Yes ☐ No
 183 (C) Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
 184 date and person by whom any repairs were done, if known: Pot Holes and repaired
 185 _____
 186 _____

187 **17. ENVIRONMENTAL**

- 188 (A) Soil Conditions
 189 1. Are you aware of any fill or expansive soil on the Property? ☒ Yes ☐ No Approved
 190 If yes, were soil compaction tests done? ☒ Yes ☐ No If yes, by whom? Pocahontas Township
 191 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, sinkholes or earth stability problems that have
 192 occurred on or affect the Property?
 193 ☐ Yes ☒ No
 194 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 195 ☐ Yes ☒ No
 196 Explain any yes answers you give in this section: New Sewer Lines, inspected by township
 197 _____
 198 _____

199 (B) Hazardous Substances

- 200 1. Are you aware of the presence of any of the following on the Property?
 201 Asbestos material: ☐ Yes ☒ No
 202 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): ☐ Yes ☐ No UNKNOWN
 203 Per- and polyfluoroalkyl substances (PFAs): ☐ Yes ☐ No UNKNOWN
 204 Mold: ☐ Yes ☒ No
 205 Discoloring of soil or vegetation: ☐ Yes ☒ No
 206 Oil sheen in wet areas: ☐ Yes ☒ No
 207 Contamination of well or other water supply: ☐ Yes ☒ No
 208 Proximity to current or former waste disposal sites: ☐ Yes ☒ No
 209 Proximity to current or former commercial or industrial facilities: ☒ Yes ☐ No
 210 Proximity to current, proposed, or former mines or gravel pits: ☐ Yes ☒ No
 211 Radon levels at or above 4 picocuries per liter: ☐ Yes ☐ No UNKNOWN
 212 Use of lead-based paint: ☐ Yes ☒ No
 213 Note: If Property contains a residence with one to four dwelling units, and the structure was constructed, or construction began,
 214 before 1978, you must disclose any knowledge of lead-based paint and any reports and/or records of lead-based paint on the
 215 Property.
 216 Are you aware of any lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
 217 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 218 _____
 219 _____

- 220 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? ☐ Yes ☒ No
 221 If yes, list all available reports and records: _____
 222 _____
 223 _____

224 Buyer Initials: _____

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Owner Initials: cm

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 storage 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: Test well because of environmental investigation of near by gas station

(C) Pests/Termites/Wood-Destroying Insects/Dryrot

1. Are you aware of any pests, termites/wood-destroying insects or dryrot affecting the Property? ☐ Yes ☒ No
2. Are you aware of any damage to the Property caused by pests, termites/wood-destroying insects or dryrot? ☐ 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: Treated For Carpenter Bees

(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 Unknown
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: _____

(E) Property Rights

1. Are you aware of the transfer, sale and/or lease of any of the following property rights (by you or a previous owner of the Property):
- Timber: ☐ Yes ☒ No
- Coal: ☐ Yes ☒ No
- Oil: ☐ Yes ☒ No
- Natural Gas: ☐ Yes ☒ No
- Mineral or other rights (such as farming rights, hunting rights, quarrying rights): ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

18. GOVERNMENTAL ISSUES/ZONING/USE/CODES

(A) Compliance, Building Codes & OSHA

1. Do you know of any violations of federal (including ADA), state, or local laws or regulations relating to this Property? ☐ Yes ☒ No
2. Do you know of any violations of building codes or municipal ordinances concerning this Property? ☐ Yes ☒ No
3. Do you know of any health, fire, or safety violations concerning this Property? ☐ Yes ☒ No
4. Do you know of any OSHA violations concerning this Property? ☐ Yes ☒ No
5. Do you know of any improvements to the Property that were done without building or other required permits? ☐ Yes ☒ No
- Explain any yes answers you give in this section: _____

Buyer Initials: _____

CPI Page 5 of 7

Owner Initials: cm

(B) Condemnation or Street Widening

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

If yes, explain: _____

(C) Zoning

1. The Property is currently zoned C-Commercial by the (county,

ZIP) Munroe 18372

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

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

If yes, explain: _____

- (D) Is there a required annual inspection? ☐ Yes ☒ No

If yes, explain: _____

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

If yes, Certificate Number is: _____

- (F) Are you aware of any historic preservation restriction or ordinance or archeological designation association with the Property?

☐ Yes ☒ No

If yes, explain: _____

19. 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.

- (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 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water supply, or open spaces uses)? ☐ Yes ☒ No

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

- (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, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?

☐ Yes ☒ No

Explain any yes answers you give in this section: _____

20. 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 right of first refusal? ☐ Yes ☒ No

- (F) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? ☐ Yes ☒ No

Buyer Initials: _____

CPI Page 6 of 7

Owner Initials: LM

- 344 (G) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? ☐ Yes ☒ No
345 (H) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that
346 cannot be satisfied by the proceeds of this sale? ☐ Yes ☒ No
347 (I) Are you aware of any overdue payments on a support obligation that cannot be satisfied by the proceeds of this sale?
348 ☐ Yes ☒ No
349 (J) Are you aware of any insurance claims filed relating to the property? ☐ Yes ☒ No
350 Explain any yes answers you give in this section: _____
351 _____

352 **21. TENANCY ISSUES**

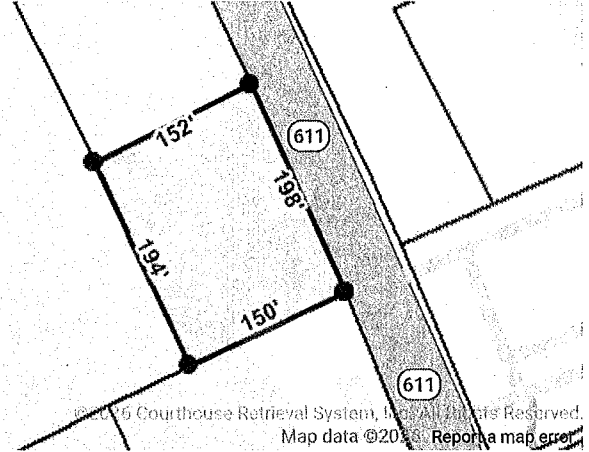
- 353 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? ☒ Yes ☐ No
354 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
355 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? ☐ Yes ☒ No
356 (C) Are there any tenants for whom you do not currently have a security deposit? ☐ Yes ☒ No
357 (D) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? ☐ Yes ☒ No
358 (E) 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
359 terms, etc.)? ☐ Yes ☒ No
360 (F) Have you received any notification or are you aware about a breach or non-renewal?
361 ☐ Yes ☐ No
362 (G) Are you currently involved in any type of dispute with any tenant? ☒ Yes ☐ No
363 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
364 *Weichert Realty's records will be moving out around*
365 *October 2026*

366 **22. MISCELLANEOUS**

- 367 (A) Are you aware of any material defects to the Property which are not disclosed elsewhere on this form?
368 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
369 _____
370 _____

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

376 OWNER *Ching / 100* 611 Property Holdings LP DATE _____
377 OWNER DATE _____
378 OWNER DATE _____
379 BUYER DATE _____
380 BUYER DATE _____
381 BUYER DATE _____



LOCATION

Property Address 2918 Route 611
Tannersville, PA 18372-7880

Subdivision

County Monroe County, PA

GENERAL PARCEL INFORMATION

Tax Map Number 12637201467949

Parcel Number 12.8.2.62

Municipality Pocono Township

District/Ward Pocono Township

2020 Census Trct/Blk 3004.04/3

Assessor Roll Year 2024

PROPERTY SUMMARY

Property Type Commercial

Land Use Retail General-Department Stores, Mail Order Retail, Vending

Improvement Type Retail Single Occupied

Square Feet 4555

CURRENT OWNER

Name 611 Property Holdings Lp

Mailing Address 2920 Route 611
Tannersville, PA 18372-7880

SCHOOL ZONE INFORMATION

Swiftwater Elementary Center	4.8 mi
Elementary: K to 5	Distance
Swiftwater Intermediate School	4.7 mi
Middle: 6 to 7	Distance
Pocono Mountain East Junior High School	4.7 mi
Middle-High: 8 to 9	Distance
Pocono Mountain East High School	4.7 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 06/30/2026

Date	Amount	Buyer/Owners	Seller	Instrument	No. Parcels	Book/Page Or Document#
1/4/2010	\$1		Pocono Township	Easement		2364/9781
1/4/2010			Court Of Common Pleas Of Monroe County	Civil Action		2364/9763
10/22/2009			Pocono Township	Declaration Of Taking		2361/6478
9/18/2007	\$660,000		Community Bank & Trust Co	Lease		2316/6418
9/18/2007	\$825,000		Kramer & Jactett Enterprises	All Transfer All Parcel		2316/5398
9/18/2007			Kramer & Jactett Enterprises	Assignment Release Of		2316/5392
10/14/2005	\$450,000		Kramer & Jactett Enterprises	Lease		2243/9498
10/14/2005	\$500,000		Sensale Marlene	All Transfer All Parcel		2243/9483
12/30/1986	\$1		Sensale Hildegard Marla			1531/963
12/21/1983	\$30,000		Cumello Frank & Eleanor	Split		1323/100
7/7/1976	\$16,000		Borbidge James F & Anita L M	Split		715/105
5/24/1976			Borbidge James F	Irrevocable Deed Of		705/78
3/26/1974			Borbidge James F	Irrevocable Deed Of		544/120
12/4/1973	\$4,000		Borbidge James F	Split		523/266

TAX ASSESSMENT

Tax Assessment	2024	2023
Appraised Land	\$142,000.00	\$142,000.00
Appraised Improvements	\$200,260.00	\$200,260.00

Total Tax Appraisal	\$342,260.00	\$342,260.00
Assessed Land	\$142,000.00	\$142,000.00
Assessed Improvements	\$200,260.00	\$200,260.00
Total Assessment	\$342,260.00	\$342,260.00
Jurisdiction Rates		
Pocono Township	3.429	
Monroe County	5.4773	
Fire	0.301	
Library	0.18591	

TAXES

Tax Year	City Taxes	County Taxes	SSD Taxes	Total Taxes
2025	\$1,173.61	\$1,874.66	\$7,957.55	\$11,172.47
2024	\$1,173.61	\$1,361.27	\$7,615.29	\$10,282.59
2023	\$1,173.61	\$1,104.58	\$7,338.05	\$9,742.88
2022	\$831.35	\$1,104.58	\$6,964.99	\$9,027.56
2021	\$739.28	\$1,231.22	\$6,812.69	\$8,783.19
2020	\$721.83	\$1,162.43	\$6,812.69	\$8,696.95
2019	\$688.60	\$955.91	\$5,786.35	\$7,430.86
2018	\$688.60	\$955.91	\$5,786.35	\$7,430.86
2017	\$688.60	\$955.91	\$5,786.35	\$7,430.86
2016	\$688.60	\$955.91	\$5,871.89	\$7,516.40
2015	\$742.06	\$955.91	\$5,957.43	\$7,655.40

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/14/2022	\$410,000	611 Property Holdings Lp	The Fidelity Deposit And Discoun	2620/2771 202232565
09/14/2007	\$660,000	611 Property Holdings Lp	Community Bank	2316/5401 200735500
09/15/2005	\$450,000	Kramer	Marlene Sensale	2243/9486 200547305

PROPERTY CHARACTERISTICS: BUILDING

Building # 1

Type	Retail Single Occupied	Condition	Units	2
Year Built	1980	Effective Year	Stories	1
BRs		Baths	F	H
Rooms				

Total Sq. Ft. 4,555

Building Square Feet (Living Space)

1S 1296

1S 3088

Building Square Feet (Other)

1S Porch 224

- CONSTRUCTION

Quality	Average	Roof Framing	
Shape		Roof Cover Deck	
Partitions		Cabinet Millwork	
Construction Style	Commercial	Floor Finish	
Foundation		Interior Finish	
Floor System		Air Conditioning	Central Ac
Exterior Wall	Frame	Heat Type	Hot Air
Structural Framing		Bathroom Tile	
Fireplace		Plumbing Fixtures	

- OTHER

Occupancy	Building Data Source
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PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Year Built	Condition
Asphalt Paving	11000	1980	
Shed	336	2015	

PROPERTY CHARACTERISTICS: LOT

Land Use	Retail General-Department Stores, Mail Order Retail, Vending	Lot Dimensions	
Block/Lot		Lot Square Feet	12,197
Latitude/Longitude	41.035418°/-75.303533°	Acreage	0.28

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source	Public	Topography	
Water Source	Public	District Trend	
Sewer Source	Public	School District	Pocono Mountain
Zoning Code	C- Commercial		
Owner Type			

LEGAL DESCRIPTION

Subdivision		Plat Book/Page	
Block/Lot		District/Ward	Pocono Township
Description			
Neighborhood	12C02		

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	42089C0266E	05/02/2013

LISTING ARCHIVE

MLS #	Status	Status Change Date	List Date	List Price	Closing Date	Closing Price	Listing Agent	Listing Broker	Buyer Agent	Buyer Broker
PM-144042	For Sale	08/19/2026	08/19/2026	\$849,000			Michelle Cappabianca	Weichert Realtors Acclaim - Tannersville		
07-11199	Expired	08/07/2008	03/06/2008	\$159,900			Charles Marzacco	Weichert Realtors Acclaim - Tannersville		