

FOR SALE

STADIUM CLUB SPORTS TAVERN



WHERE: 61 2ND STREET, HIGHSPIRE PA.

BUILDING SIZE: 6282 SQUARE FEET

LOT SIZE: .46 ACRES

ZONING: MN/C (MIXED NEIGHBORHOOD COMMERCIAL)

UTILITIES: PUBLIC

PARKING: 70 SPACES

OTHER:

- **OUTSIDE DECK**
- **SEATING FOR 150 PATRONS**
- **SMOKING AND NON-SMOKING AREAS**

\$1,400,000



BILL SHEARER / bill@shearer24.com 717-576-8101 / 19 W.South St. Front, Carlisle Pa. 17013

Agent Full

61 2nd St, Highspire, PA 17034

Active

Commercial Sale

\$1,400,000



Recent Change: **06/24/2026 : New Active : ->ACT**

MLS #: PADA2061156
Tax ID #: 30-014-009 & 010-000-0000
Ownership Interest: Fee Simple
Sub Type: Retail
Waterfront: No
Views: Street

Available SqFt: 6,282.00
Price / Sq Ft: 222.86
Business Use: Restaurant/Bar
Year Built: 1900
Property Condition: Good

Location

County: Dauphin, PA
MLS Area: Highspire Boro - Dauphin County (14030)
Subdiv / Neigh: HIGHSPIRE BOROUGH

School District: [Steelton-Highspire](#)
High School: Steelton-Highspire Jr-Sr High School

Association / Community Info

Property Manager: No

Association Recreation Fee: No

Taxes and Assessment

Tax Annual Amt / Year: \$6,586 / 2025
School Tax: \$3,398 / Annually
County Tax: \$1,026 / Annually
City/Town Tax: \$2,122 / Annually
Clean Green Assess: No
Municipal Trash: Yes

Tax Assessed Value: \$111,700 / 2026
Imprv. Assessed Value: \$77,000
Land Assessed Value: \$34,700
Land Use Code: C08

Zoning: MN/C
Zoning Description: Mixed Neighborhood Commercial

Commercial Sale Information

Business Type: Restaurant/Bar
Possible Use: Bar/Tavern/Lounge
Property Use: Owner User

Present Licenses: Liquor
Potential Tenancy: Single
Building Total SQFT: 6,282 / Estimated

Building Info

Building Units Total: 1
Building Total SQFT: 6,282 / Estimated
Foundation Details: Stone

Construction Materials: Other
Flooring Type: Carpet, Concrete, Tile/Brick, Wood
Roof: Metal
Total Loading Docks: 0
Total Levelers: 0
Total Drive In Doors: 0

Lot

Lot Acres / SQFT: 0.46a / 20037.6sf / Estimated
Views: Street
Fencing Y/N: No
Location Type: Downtown

Road: Black Top / Boro/Township
Lot Features: Corner, Level
Tax Opportunity Zone Y/N: No

Ground Rent

Ground Rent Exists: No

Parking

Car Parking Spaces: 70
Total Parking Spaces: 70

Features: Parking Lot, Paved Parking

Interior Features

Interior Features: Accessibility Features: Level Entry - Main, Ramp - Main Level

Utilities

Utilities: Wall Unit; Cooling Fuel: Electric; Heating: Baseboard - Hot Water; Heating Fuel: Oil; Hot Water: Electric; Water Source: Public; Sewer: Public Sewer

Remarks

Inclusions: see equipment list

Agent: all showings to be coordinated through listing agent with a minimum of a 72-hour notice required.

Public: An opportunity that hasn't been available for almost 30 years! Stadium Club Sports Tavern offers both smoking and non-smoking sections, outside deck , EASY ACCESS to and plenty of parking (approximately 70 spaces on 2 lots). Approximately seating for 150 patrons. NO FINANCIALS WILL BE GIVEN UNTIL PROOF OF FINANCIAL WHEREWITHAL IS PROVIDED along with a confidentiality agreement executed. See associated docs for additional info.

Listing Office

Listing Agent: [Bill SHEARER \(3232212\) \(Lic# RM425633\)](#) (717) 576-8101
Listing Agent Email: bill@shearer24.com
Broker of Record: [Bill SHEARER \(3232212\) Click for License](#)
Listing Office: [Shearer 24, LLC \(SHEARER24\) \(Lic# RB069898\)](#)
19 W South St W Frnt, Carlisle, PA 17013-3444
Office Phone: (717) 214-0224

Showing

Appointment Phone: (717) 576-8101

Showing Contact: Agent

Contact Name: WILLIAM SHEARER JR Showing Provider: ShowingTime

Showing Requirements: Agent or Owner to be Present, Appointment Only, Call First - Listing Agent, Do Not Show Without Appt, Lockbox-None, No Sign on Property, Schedule Online Lock Box Type: None

Showing Method: In-Person Only

Directions: PA Turnpike East to Rt. 283 Exit, follow directions to Highspire & Eisenhower Blvd., TL, go approximately 1 mile to Stadium Club Restaurant directly in front of you.

Listing Details

Original Price:	\$1,400,000	DOM / CDOM:	1 / 1
Listing Agrmnt Type:	Exclusive Agency	Original MLS Name:	BRIGHT
Prospects Excluded:	No	Expiration Date:	12/22/26
Listing Service Type:	Full Service	Lease Considered:	No
Dual Agency:	Yes	Seller Concessions:	No
Sale Type:	Standard		
Listing Term Begins:	06/24/2026		
Listing Entry Date:	06/24/2026		
Possession:	Settlement		
Acceptable Financing:	Cash, Conventional		

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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 61 2nd Street, Highspire, PA 17034-1005

3 OWNER Lisa C. Searer/Stadium Club Sports Tavern, Inc.

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

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

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

12 2. OCCUPANCY Do you, Owner, currently occupy the Property? Yes No
13 If no, when did you last occupy the Property? _____

14 3. DESCRIPTION

15 (A) Land Area: _____
16 (B) Dimensions: _____
17 (C) Shape: _____
18 (D) Building Square Footage: _____

19 4. PHYSICAL CONDITION

20 (A) Age of Property: 80 years Additions: 3 years
21 (B) Roof

22 1. Age of roof(s): 9 years Unknown
23 2. Type of roof(s): Asph Metal
24 3. Has the roof been replaced or repaired during your ownership? Yes No
25 4. Has the roof ever leaked during your ownership? Yes No
26 5. Do you know of any problems with the roof, gutters, or downspouts? Yes No
27 Explain any yes answers you give in this section: _____
28 _____
29 _____

30 (C) Structural Items, Basements and Crawl Spaces

31 1. Are you aware of any water leakage, accumulation, or dampness in the building or other structures? Yes No
32 2. Does the Property have a sump pump? Yes No
33 3. Do you know of any repairs or other attempts to control any water or dampness problem in the building or other structures?
34 Yes No
35 4. Are you aware of any past or present movement, shifting, deterioration, or other problems with walls, foundations, floors, or
36 other structural components? Yes No
37 Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and the
38 date and person by whom any repairs were done, if known: _____
39 _____
40 _____

41 (D) Mechanical Systems

42 1. Type of heating: Forced Air Hot Water Steam Radiant
43 Other: _____
44 2. Type of heating fuel: Electric Fuel Oil Natural Gas Propane (on-site) Central Plant
45 Other types of heating systems or combinations: _____
46 3. Are there any chimneys? Yes No If yes, how many? _____
47 Are they working? Yes No When were they last cleaned? _____
48 4. List any buildings (or areas in any buildings) that are not heated: _____
49 _____
50 5. Type of water heater: Electric Gas Oil Capacity: _____
51 Other: _____

52 Buyer Initials:

CPI Page 1 of 7

Owner Initials:



- 53 6. Type of plumbing: Copper Galvanized Lead PVC Unknown
 54 Other: _____
 55 7. Are you aware of any problems with plumbing or heating systems or fixtures on the Property? Yes No
 56 If yes, explain: _____
 57 _____
 58 8. Type of air conditioning: Central Electric Central Gas Wall None Capacity: _____
 59 List any buildings (or areas of any buildings) that are not air conditioned: _____
 60 _____
 61 9. Type of electric service: _____ AMP 220 Volt 3-phase 1-phase KVA: _____
 62 Other: _____
 63 Transformers: _____ Type: _____
 64 10. Are you aware of any problems or repairs needed in the electrical system? Yes No
 65 If yes, explain: _____
 66 11. Are you aware of any problems with any item in this section that has not already been disclosed? Yes No
 67 If yes, explain: _____
 68 _____
 69 _____

70 (E) Site Improvements

- 71 1. Are you aware of any problems with storm-water drainage? Yes No
 72 2. Are you aware of any past or present problems with driveways, parking areas, sidewalks, curbs, other paved surfaces, or
 73 retaining walls on the Property? Yes No
 74 3. Explain any yes answers that you give in this section, describing the location and, if applicable, the extent of the problem and
 75 the date and person by whom any repairs were done, if known: _____
 76 _____
 77 _____

78 (F) Other Equipment

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

90 (G) Fire Damage

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

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

96 If yes, explain: _____
 97 _____

98 (I) Alarm/Safety Systems

- 99 1. Fire: Yes No In working order? Yes No
 If yes, connected to: Fire Department Yes No Monitoring Service: Yes No
 100 2. Fire extinguishers: Yes No
 101 3. Smoke: Yes No In working order? Yes No
 102 4. Sprinkler: Yes No Inspected/certified? Yes No
 103 Wet Dry Flow rate: _____
 104 5. Security: Yes No In working order? Yes No
 If yes, connected to: Police Department: Yes No Monitoring Service: Yes No
 106 6. Are there any areas of the Property that are not serviced by the systems in this section? Yes No
 107 If yes, explain: _____
 108 _____

109 Buyer Initials:

Owner Initials:

110 **5. ENVIRONMENTAL**

111 (A) Soil Conditions

- 112 1. Are you aware of any fill or expansive soil on the Property? Yes No
 113 If yes, were soil compaction tests done? Yes No If yes, by whom? _____
 114 2. Are you aware of any sliding, settling, earth movement, upheaval, subsidence, or earth stability problems that have occurred on or affect
 115 the Property? Yes No
 116 3. Are you aware of any existing or proposed mining, strip-mining, or any other excavations that might affect the Property?
 117 Yes No

118 Explain any yes answers you give in this section: _____
 119 _____
 120 _____

121 (B) Hazardous Substances

- 122 1. Are you aware of the presence of any of the following on the Property?
 123 Asbestos material: Yes No
 124 Formaldehyde gas and/or ureaformaldehyde foam insulation (UFFI): Yes No
 125 Discoloring of soil or vegetation: Yes No
 126 Oil sheen in wet areas: Yes No
 127 Contamination of well or other water supply: Yes No
 128 Proximity to current or former waste disposal sites: Yes No
 129 Proximity to current or former commercial or industrial facilities: Yes No
 130 Proximity to current, proposed, or former mines or gravel pits: Yes No
 131 Radon levels at or above 4 picocuries per liter: Yes No
 132 Use of lead-based paint: Yes No

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

136 Are you aware of any lead-based paint or lead-based paint hazards on the Property? Yes No
 137 If yes, explain how you know of it, where it is, and the condition of those lead-based paint surfaces: _____
 138 _____
 139 _____

140 Are you aware of any reports or records regarding lead-based paint or lead-based paint hazards on the Property? Yes No
 141 If yes, list all available reports and records: _____
 142 _____
 143 _____

- 144 2. To your knowledge, has the Property been tested for any hazardous substances? Yes No
 145 3. Are you aware of any storage tanks on the Property? Yes No Aboveground Underground
 146 Total number of storage tanks on the Property: _____ Aboveground _____ Underground
 147 Are all storage tanks registered with the Pennsylvania Department of Environmental Protection? Yes No
 148 If no, identify any unregistered storage tanks: _____
 149 Has any storage tank permit ever been revoked pursuant to a federal or state law regulating storage tanks? Yes No
 150 Have you ever been ordered to take corrective action by a federal or state agency citing a release, or danger of release, from a storage
 151 tank? Yes No
 152 Do methods and procedures exist for the operation of storage tanks and for the operator's/owner's maintenance of a leak
 153 detection system, an inventory control system, and a tank testing system? Yes No Explain: _____
 154 _____
 155 _____

156 Has there been any release or any corrective action taken in response to a release from any of the storage tanks on the Property?
 157 Yes No

158 If yes, have you reported the release to and corrective action to any governmental agency? Yes No
 159 Explain: _____
 160 _____
 161 _____

- 162 4. Do you know of any other environmental concerns that may have an impact on the Property? Yes No
 163 Explain any yes answers you give in this section: _____
 164 _____
 165 _____

166 Buyer Initials:

Owner Initials:

167 (C) Wood Infestation

- 168 1. Are you aware of any termites/wood-destroying insects, dryrot, or pests affecting the Property? Yes No
- 169 2. Are you aware of any damage to the Property caused by termites/wood-destroying insects, dryrot, or pests? Yes No
- 170 3. Is the Property currently under contract by a licensed pest control company? Yes No
- 171 4. Are you aware of any termite/pest control reports or treatments for the Property in the last five years? Yes No

172 Explain any yes answers you give in this section: Monthly Service

175 (D) Natural Hazards/Wetlands

- 176 1. To your knowledge, is this Property, or part of it, located in a flood zone or wetlands area? Yes No
- 177 2. Do you know of any past or present drainage or flooding problems affecting the Property? Yes No
- 178 3. To your knowledge, is this Property, or part of it, located in an earthquake or other natural hazard zone? Yes No

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

182 6. UTILITIES

183 (A) Water

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

185 Other: _____

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

187 When was the water last tested? _____

188 What was the result of the test? _____

- 189 Is the pumping system in working order? Yes No

190 If no, explain: _____

- 191 3. Is there a softener, filter, or other purification system? Yes No

192 If yes, is the system: Leased Owned

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

194 If yes, explain: _____

197 (B) Sewer/Septic

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

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

200 Other (specify): _____

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

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

203 Other (specify): _____

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

- 205 4. Is there a sewage pump? Yes No

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

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

208 If yes, explain: _____

209 (C) Other Utilities

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

211 Other: _____

212 7. TELECOMMUNICATIONS

- 213 (A) Is a telephone system included with the sale of the Property? Yes No

214 If yes, type: _____

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

- 216 (C) Is the Property equipped with satellite dishes? Yes No

217 If yes, how many? _____

218 Location: _____

- 219 (D) Is the Property equipped for cable TV? Yes No

220 If yes, number of hook-ups: 11

221 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 Buyer Initials:

Owner Initials: gct

225 **8. GOVERNMENTAL ISSUES/ZONING/USE/CODES**

226 (A) Compliance, Building Codes & OSHA

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

233 Explain any yes answers you give in this section: _____
234 _____
235 _____

236 (B) Condemnation or Street Widening

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

240 If yes, explain: _____
241 _____

242 (C) Zoning

- 243 1. The Property is currently zoned _____ by the (county,
244 ZIP) _____
- 245 2. Current use is: conforming non-conforming permitted by variance permitted by special exception
- 246 3. Do you know of any pending or proposed changes in zoning? Yes No

247 If yes, explain: _____
248 _____

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

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

251 If yes, Certificate Number is: _____

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

253 If yes, explain: _____
254 _____

255 **9. LEGAL/TITLE ISSUES**

- 256 (A) Are you aware of any encroachments or boundary line disputes regarding the Property? Yes No
- 257 (B) Are you aware of any recorded encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements,
258 licenses, liens, charges, agreements, or other matters which affect the title of the Property? Yes No
- 259 (C) Are you aware of any encumbrances, covenants, conditions, restrictions, mineral or natural restrictions, easements, licenses,
260 liens, charges, agreements, or other matters which affect the title of the Property that have not been recorded in the official
261 records of the county recorder where the Property is located? Yes No
- 262 (D) Are you aware of any public improvement, condominium, or owner association assessments against the Property that remain
263 unpaid? Yes No
- 264 (E) Are you aware of any existing or threatened action, suit, or government proceeding relating to the Property? Yes No
- 265 (F) Are you aware of any reason, including a defect in title, that would prevent you from conveying title to the Property? Yes No
- 266 (G) Are you aware of any judgment, encumbrance, lien (for example, co-maker or equity loan) or other debt against the Property that
267 cannot be satisfied by the proceeds of this sale? Yes No
- 268 (H) Are you aware of any insurance claims filed relating to the property? Yes No

269 Explain any yes answers you give in this section: _____
270 _____
271 _____

272 **10. RESIDENTIAL UNITS**

- 273 (A) Is there a residential dwelling unit located on the Property? Yes No
- 274 If yes, number of residential dwelling units: _____
- 275 **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
276 Property Disclosure Statement, as required by the Pennsylvania Real Estate Seller's Disclosure Law (68 P.S. §7301 et. seq.).

277 **11. TENANCY ISSUES**

- 278 (A) Are you aware of any existing leases, subleases or other tenancy agreements affecting the Property? Yes No
- 279 (B) Are there any verbal agreements or understandings with tenants that are not specifically recorded in the lease (e.g., a promise not
280 to increase rent, an implied agreement to let tenant end lease early, a first right of refusal on adjoining space)? Yes No
- 281 (C) Are there any tenants for whom you do not currently have a security deposit? Yes No
- 282 (D) Are there any tenants who have been 5 or more days late with their rent payment more than once this year? Yes No

283 Buyer Initials:

Owner Initials:

- 284 (E) Are there any tenants who are currently more than 30 days behind in paying rent, cam, or tax charges? Yes No
 285 (F) Are there any tenants who are in default of the lease for other than monetary reasons (e.g., failure to comply with rules, regulations, lease
 286 terms, etc.)? Yes No
 287 (G) Are there any tenants that you have reason to believe are likely to fall into default of their lease within the next six months?
 288 Yes No
 289 (H) Is there any tenant that you would consider evicting or not offering an opportunity for renewal? Yes No
 290 (I) Are you currently involved in any type of dispute with any tenant? Yes No

291 Explain any yes answers you give in this section, providing names of tenants where applicable. Attach additional sheet if necessary:
 292 _____
 293 _____
 294 _____

295 **12. DOMESTIC SUPPORT LIEN LEGISLATION**

- 296 (A) Has any Owner, at any time, on or since January 1, 1998, been obligated to pay support under an order that is on record in a
 297 domestic relations office in any Pennsylvania county? Yes No

298 If yes, list name and social security numbers of Owner(s) obligated to pay, the county, and the Domestic Relations File or docket
 299 number: _____

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

- 301 (A) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Farmland and Forest Land Assessment
 302 Act (72 P.S. §5490.1 et seq.) (Clean and Green Program)? Yes No

303 **Note:** An Owner of Property enrolled in the Clean and Green Program must submit notice of the sale and any proposed changes
 304 in the use of Owner's remaining enrolled Property to the County Assessor 30 days before the transfer of title to Buyer. The sale
 305 of Property enrolled in the Clean and Green Program may result in the loss of program enrollment and the loss of preferential tax
 306 assessment for the Property and/or the land of which it is a part and from which it is being separated. Removal from enrollment
 307 in the Clean and Green program may result in the charge of roll-back taxes and interest. A roll-back tax is the difference in the
 308 amount of taxes paid under the program and the taxes that would have been paid in the absence of Clean and Green enrollment.
 309 The roll-back taxes are charged for each year that the Property was enrolled in the program, limited to the past 7 years.

- 310 (B) Is the Property, or a portion of it, preferentially assessed for tax purposes under the Open Space Act (16 P.S. §11941 et seq.) (an
 311 Act enabling certain counties of the Commonwealth to covenant with landowners for preservation of land in farm, forest, water
 312 supply, or open spaces uses)? Yes No

313 **Note:** This Act enables counties to enter into covenants with owners of land designated as farm, forest, water supply, or open
 314 space land on an adopted municipal, county or regional plan for the purpose of preserving the land as open space. A covenant
 315 between the owner and county is binding upon any Buyer of the Property during the period of time that the covenant is in effect
 316 (5 or 10 years). Covenants automatically renew at the end of the covenant period unless specific termination notice procedures
 317 are followed. When a breach of the covenant occurs, the then-owner is required to pay roll-back taxes and interest. A roll-back
 318 tax is the difference in the amount of taxes paid and the taxes that would have been paid in the absence of the covenant. The
 319 roll-back taxes are charged for each year that the Property was subject to the covenant, limited to the past 5 years.

- 320 (C) Is the Property, or a portion of it, preferentially assessed for tax purposes or enrolled in any program, other than Clean & Green
 321 and Open Space, that contains any covenants, subdivision restrictions, or other restrictions affecting the Property?

322 Yes No

323 Explain any yes answers you give in this section: _____
 324 _____
 325 _____

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

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

329 _____
 330 _____

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

333 _____
 334 _____

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

337 UGI PPL Comcast
 338 Highspire Borough
 339 _____
 340 _____
 341 _____

342 Buyer Initials:

Owner Initials:

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

348 OWNER	<i>Lisa C. Leaver</i>	DATE	<i>10-24-26</i>
349 OWNER		DATE	
350 OWNER		DATE	
351 BUYER		DATE	
352 BUYER		DATE	
353 BUYER		DATE	

PART 9

“MN/C” MIXED NEIGHBORHOOD / COMMERCIAL ZONING DISTRICT

Section 900. Purpose

This zoning district is comprised of those areas where a combination of the wide variety of moderately intensive residential dwelling types permitted in the Residential Moderate Density Zoning District (R-M), including single and multi-unit housing, are predominant, well established and able to support compatible neighborhood, pedestrian oriented public and commercial services. This zoning district includes certain areas along 2nd Street, adjacent to the Central Business District Zoning District (CBD) where compatible reuse, replacement, and infill development may occur in a manner that protects and enhances the existing pattern of mixed residential areas and promotes complimentary and supporting commercial and public uses to serve those and surrounding neighborhoods.

Section 901. Permitted Uses by Right

A. See Table 6-2 in Section 605.

Section 902. Uses Permitted by Conditional Use or Special Exception

A. See Table 6-2 in Section 605.

Section 903. Area and Design Requirements

Use	Minimum Lot Area Per Unit	Minimum Lot Width at Lot Frontage		Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage	Building Setbacks			Minimum/ Maximum Permitted Building Height
		Interior	Corner		Minimum/ Maximum Front	Minimum Side	Minimum Rear	
Single-family detached dwelling	4,000 sq. ft.	40 ft.	55 ft.	50% Impervious / 20% Vegetative	5 ft./15 ft.	5 ft.	25 ft.	2 stories or 24 ft/40ft

Use	Minimum Lot Area Per Unit	Minimum Lot Width at Lot Frontage		Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage	Building Setbacks			Minimum/Maximum Permitted Building Height
		Interior	Corner		Minimum/Maximum Front	Minimum Side	Minimum Rear	
Single family semi-detached dwelling	3,000 sq. ft.	30 ft.	45 ft.	55% Impervious / 20% Vegetative	5 ft. / 15 ft.	5 ft., except 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	25 ft.	2 stories or 24 ft/40ft
Two-family detached dwelling	3,500 sq. ft.	70 ft.	85 ft.	55% Impervious / 20% Vegetative	5 ft./15 ft.	5 ft.	25 ft.	2 stories or 24 ft/40ft

Use	Minimum Lot Area Per Unit	Minimum Lot Width at Lot Frontage		Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage	Building Setbacks			Minimum/Maximum Permitted Building Height
		Interior	Corner		Minimum/Maximum Front	Minimum Side	Minimum Rear	
Single-family attached dwelling & Multi-family dwelling/apartment	2,500 sq. ft.	25 ft.	40 ft. (also end units for SFA)	60% Impervious / 20% Vegetative	5 ft./15 ft.	5 ft. except 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	25 ft.	2 stories or 24 ft/40ft
Other permitted use	2,500 sq. ft.	25 ft.	40 ft.	65% Impervious / 20% Vegetative	5 ft./15 ft.	5 ft. except 0 ft. at the shared lot line of lawfully attached dwellings constructed with a shared common party wall and the written consent of the owner of the abutting lot and building.	25 ft.	2 stories or 24 ft/40ft

Use	Minimum Lot Area Per Unit	Minimum Lot Width at Lot Frontage		Maximum Permitted Impervious Lot Coverage / Minimum Vegetative Coverage	Building Setbacks			Minimum/Maximum Permitted Building Height
		Interior	Corner		Minimum/Maximum Front	Minimum Side	Minimum Rear	
Accessory use or structure	N/A	N/A	N/A	Included in above if on a permanent foundation	Not permitted to be located between the principal building and the public street	3 ft.	3 ft., except that detached garages adjacent to and having access to an alley, shall be setback five (5) feet from the right-of-way or fifteen (15) feet from the centerline of the alley, whichever is greater	20 ft. or not higher than the principal building, whichever is less

Section 904. Additional Standards and Guidelines

- A. All new development should generally be compatible in character, design, height, scale, setback, orientation, lot access and off-street parking with adjacent and nearby buildings/structures and development on the same shared block face (between two [2] intersecting streets) along the same side of the street. At a minimum, modifications to existing buildings and development of new buildings shall maintain an exterior appearance that resembles and is compatible with any existing residential dwellings and buildings in the neighborhood.
- B. Reuse of Existing or Former Residential Buildings
 - 1. In order to ensure modifications to existing or former residential buildings for permitted uses maintain an exterior appearance that resembles and is compatible with the existing residential dwelling and residential buildings in the neighborhood, new development that incorporates one or both of the provisions herein subsections 904.B.2.a and .b below, shall qualify for the same number of incentives as provided below:
 - a. Fifteen (15) foot reduction in minimum rear building setback; and/or

**TABLE 6-2
 "MN/C" & "CBD" ZONING DISTRICTS
 PERMITTED USES**

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS	
		MN/C Mixed Neighborhood / Commercial	CBD Central Business District
A. RESIDENTIAL USES			
Apartment Conversion	1401	SE	-
Bed and Breakfast	1401	P	P
Boarding House	1401	P	P
Continuing Care Retirement Facility (upper floor in CBD)	1401	SE	P
Group Care	1401	P	-
Group Home	1401	P	-
Long Term Care Nursing Home or Personal Care Facility	1401	P	-
Multi-Family Dwelling/Apartments (Upper floor above ground floor non-residential in CBD)	1401	P	P
Single Family Attached Dwelling	1401	P	-
Single Family Detached Dwelling	1401	P	-
Single Family Semi-Detached Dwelling	1401	P	-
Two-Family Detached Dwelling	1401	P	-
B. NON-RESIDENTIAL USES			
Agriculture Operation	1402	SE	-
Animal Hospital, Veterinary Office	1402	SE	-
Bank		-	P
Business Services		P	P
Clinic, Medical	1402	SE	P
Club, Clubhouse or Lodge, Private	1402	SE	P
Commercial Recreation, Indoor	1402	SE	P
Communications Antenna and Equipment Building Transmitting & Receiving Facilities (Excluding Towers)	1402	-	P
Community Garden & Market Garden	1402	P	P
Convenience Store, Neighborhood	1402	SE	P
Craftsman/Artisan Studio		P	P
Daycare, Commercial	1402	C	P
Farmer's Market and/or Flea Market	1402	-	P
Financial Service, Other		P	P
Food Service	1402	P	P
Forestry	1402	P	P
Funeral Home	1402	P	-
Home Improvement Center, Lumber, and Building Materials Sales (Retail and/or Indoor)	1402	-	P
Hotel, Including Conference Facilities	1402	SE	P
Industrial Use, Light	1402	-	P
Laundry & Dry Cleaning Establishment (Personal)	1402	P	P
Library	1402	P	P
Massage Therapy		P	P
Municipal Owned Uses	1402	P	P
Museum		P	P
Nightclub	1402	-	C

TYPES OF USES	Part 14 Specific Criteria & Supplemental Regulations	ZONING DISTRICTS	
		MN/C Mixed Neighborhood / Commercial	CBD Central Business District
Offices, Business Professional		P	P
Office, Medical	1402	P	P
Parking Lot (not fronting on 2 nd Street)	1402	SE	P
Parking Structure (with ground floor businesses in CBD)	1402	-	P
Parks, Playgrounds and Other Non-Commercial Recreational Uses.	1402	P	P
Personal Services		P	P
Place of Worship and Related Uses	1402	SE	SE
Post Office	1402	SE	P
Public/Private Utility Building or Structure	1402	SE	SE
Restaurant (no drive thru facilities)	1402	P	P
Retail Business	1402	P	P
Schools, Commercial	1402	SE	P
School, Public or Private	1402	C	C
Taverns/Bars	1402	SE	SE
Theater, Indoor (excluding adult uses)		-	P
C. ACCESSORY USES			
Accessory Apartment to Owner Occupied Single-Family Detached Dwelling	1403	SE	SE
Automated Banking Facility (Walk Up Only)	1403	P	P
Community Garden/Market Garden	1402	P	P
Daycare, Accessory	1403	P	P
Daycare, Commercial	1403	P	P
Daycare, Family	1403	P	P
Home Occupation	1403		
No Impact Home Based Business	1403	P	P
Outdoor Café/Dining	1403	P	P

- P Permitted by Right (zoning decision by Zoning Office r)
- SE Special Exception Use (zoning decision by Zoning Hearing Board)
- C Conditional Use (zoning decision by Borough Council)
- Not Permitted

- b. Fifteen (15) percent increase in impervious lot coverage, and five (5) percent reduction in minimum vegetative cover.

2. Modification of Existing or Former Residential Buildings

- a. In addition to other standards of this Chapter, the reuse of existing or former residential buildings for all permitted non-residential and mixed use establishments, the existing building shall maintain an exterior appearance that resembles and is compatible with any existing residential dwellings and residential buildings in the neighborhood. No modifications or alternations to the external appearance of the front and street side facades of the building (except for permitted signs, fire escapes, and front porch enclosures provided for herein this subsection below) which would alter its existing or former residential character, shall be permitted.

- (1). Building modifications shall occur to the rear and/or non-public street (excluding alleys) side of the existing principal building.

- b. Covered Front Porch Enclosures

- (1). Front porch enclosures shall be provided in accordance with the following standard:

- (a). The applicant shall demonstrate that expansion to the rear and/or side of the existing principal building, including enclosing any side and rear porches, is not feasible.

- (b). Front porch enclosures shall be limited to the existing front porch footprint.

- (c). Front porch enclosures shall include the use of glass or screens that leave intact the original elements of the porch including the open space (percentage of window/door openings to solid wall space); the railings, transoms, columns, and roof.

- (2). Front porch enclosures shall include the use of materials and colors consistent and compatible with the principal building.

- (3). Multiple-story front porch enclosures shall not be permitted.

3. Building Footprint of Existing or Former Residential Buildings

- a. There shall be no limit to the total floor area, but the existing building may be expanded only to the extent that the total building footprint of the existing building plus any expansion combined shall not exceed five thousand (5,000) square feet.

C. New Buildings

- 1. In addition to the standards and provisions set forth herein Section 903 and 904.A above and elsewhere in the Chapter, new buildings shall comply with the following provisions:

- a. Blank walls on building facades facing public streets shall not be permitted.

- b. Where a new principal building with public street-side façades greater than forty-five (45) feet in width is proposed, such facades shall incorporate recesses, projections,

different façade materials, colors and/or designs, and/or different rooflines and roof pitches, as to reduce the effect of a monotonous, blank wall look that would deteriorate the appearance of the Borough.

- c. Where a new principal building is proposed, at least seventy-five (75) percent of the building's front facade shall be located on the required front setback. Covered front porches shall be permitted to fulfill this requirement.
 - d. The maximum footprint of any new building shall not exceed two thousand five hundred (2,500) square feet.
 - e. New buildings shall have a pitched roof with a slope of no less than 6:12, instead of a flat roof.
- D. Non-Residential Uses within an Enclosed Building
- 1. Unless otherwise permitted elsewhere in this Chapter, all permitted principal non-residential uses shall be conducted within a completely enclosed building, except for permitted outdoor cafes/dining.
- E. Residential Dwelling Unit Size
- 1. The minimum dwelling unit size shall be eight hundred (800) square feet.
- F. Refuse Areas
- 1. The storage of refuse, including dumpsters, trash bins, and recycling receptacles, for non-residential, multi-family dwelling/apartment, and mixed uses shall be provided within the principal or accessory building(s) or within an outdoor area enclosed by walls or opaque fencing. Any refuse areas outside of a principal or accessory building shall be:
 - a. designed to be architecturally compatible with the principal or accessory building (including design, materials, and colors); and
 - b. located behind the rear wall of the principal building; and
 - c. entirely screened by a six (6) foot high wall/fence or other enclosure, and plantings.
- G. Screening
- 1. In addition to the standards set forth in Part 4, screening shall be provided in accordance with the following:
 - a. All wall-mounted mechanical, electrical, communication, and service equipment, including satellite dishes (not including residential uses) and vent pipes shall be screened from public view by parapets, walls, fences, landscaping, or other approved means.
 - b. All rooftop mounted equipment and other appurtenances shall be concealed by or integrated within the roof form or screened from view at ground level of nearby streets. The following when above the roofline requires screening: stair wells, air conditioning units, large vents, heat pumps, and mechanical equipment. In no case shall fencing be used as a rooftop equipment screen.
 - c. Service and loading areas must be visually screened from the public street, sidewalks, and abutting property in the R-L and R-M zoning districts or existing residential use in

the MN/C zoning district. For new construction, service and loading areas must be behind the principal building. Loading docks shall not be located along 2nd Street.

H. Hours of Operation

For proposed non-residential and mixed use developments, the hours of operation and activities must be appropriately scheduled to protect the existing neighborhood from detrimental noise, disturbance or interruption. An hours of operations plan shall be submitted as part of any application for such use.

Section 905. Compliance with General Regulations

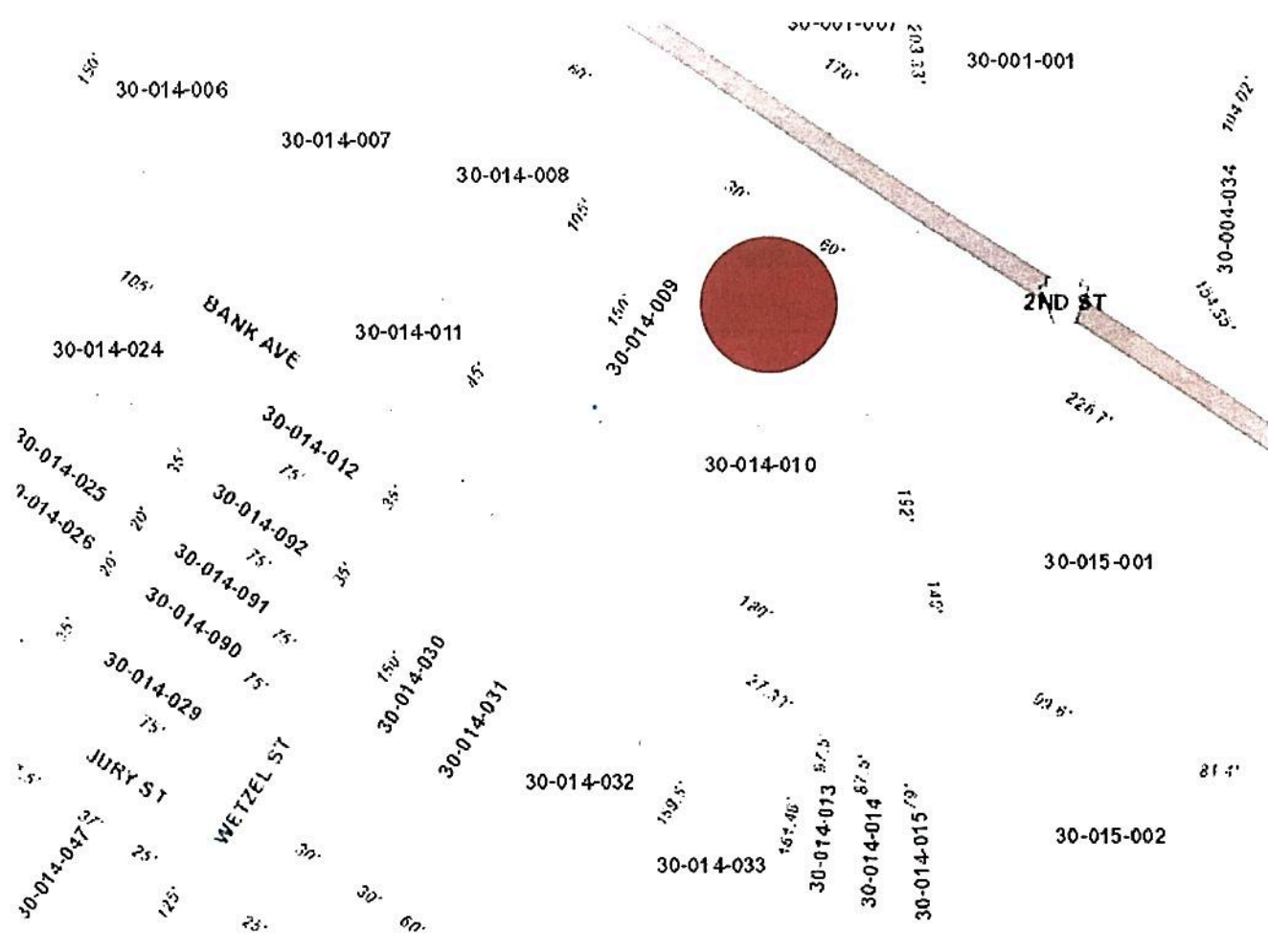
All uses shall comply with all applicable General Regulations contained within Part 4 of this Chapter, as well as:

1. Part 18 Signs
2. Part 19 Lot Access, Parking, and Loading Regulations.

Section 906. Overlay Districts

If located within or affected by the following overlay districts, development or uses shall meet the requirements of the applicable overlay provisions in accordance with:

1. Part 15 FP Floodplain Overlay District Regulations
2. Part 16 NCS Neighborhood Compatibility Standards Overlay District
3. Part 17 APZ Airport Zoning Overlay District Regulations.



150' 30-014-006

30-014-007

30-014-008

30-001-001
170' 133.50'

30-001-001

30-004-034
133.50' 704.02'

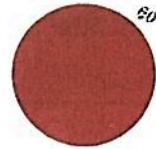
105' 30-014-024

BANK AVE

30-014-011

105'

150' 30-014-009



2ND ST

226.7'

30-014-010

30-014-025

30-014-012

45'

30-014-026

30-014-092

35'

30-015-001

30-014-029

30-014-091

35'

30-014-029

30-014-090

35'

150' 30-014-030

30-014-031

120'

152'

145'

15' 30-014-029

JURY ST

75'

WETZEL ST

30'

30-014-032

139.5'

27.31'

63.5'

30-014-031

25'

125'

25'

30'

60'

30-014-033

167.46'

30-014-013

30-014-014

30-014-015

30-015-002

81.4'

Parcel Number: 30-014-009
30-014-010

59-61 Second St.
Highspire, PA 17034

This Deed

Made this 26th day of August, in the year of our Lord Two
Thousand Nineteen (2019)

BETWEEN Lennie A. Searer of Cumberland County, Pennsylvania, hereinafter
(Grantor)

AND Lisa C. Searer of Cumberland County, Pennsylvania, hereinafter
(Grantee)

WITNESSETH, that in consideration of One Dollar and 00/100 (\$1.00) in hand paid,
the receipt whereof is hereby acknowledged, the said grantor does hereby grant and
convey to the said grantee her heirs and assigns,

ALL THAT CERTAIN lot or parcel of land in the form of two tracts situate in Isaac
Mumma's second addition or extension of the Borough of Highspire, Dauphin County,
Commonwealth of Pennsylvania, bounded and described as follows:

TRACT #1 BEGINNING on the northeast by what is now or was formerly called the
Harrisburg and Middletown Turnpike Road, on the northwest by a forty (40) feet
wide street, known as Wetzel Street; on the southwest by a fifteen (15) feet wide
alley, known as Banks Alley and on the southeast by Lot No. 8. It being Lot No. 7 as
laid out in said extension and being thirty (30) feet in breadth and extending the
same width in depth along said Wetzel Street, one hundred fifty (150) feet.

BEING commonly known as 59 Second Street, Highspire, Pennsylvania, 17034.

AND ALSO CONVEYING TRACT #2 BEGINNING at a point on the line of the
Middletown and Harrisburg Turnpike Road on Second Street, at a fifteen (15) feet
wide alley of Highspire continued as laid out by Berenty and Doehterman, where
the creek crosses said Middleteown and Harrisburg Turnpike Road on Second Street;
thence along said Turnpike Road on Second Street sixty (60) feet to Lot No. 7 on said
Isaac Mumma's Second Extension to the town of Highspire; thence along said Lot No.
7 of said Isaac Mumma's second extension one hundred fifty (150) feet to Banks
Alley; thence along said Banks Alley one hundred eighty (180) feet to said fifteen (15)
feet wide alley of Highspire continued as laid out by Berenty and Doehterman;

thence along said last mentioned alley one hundred ninety-two and six-tenths (192.6) feet to the Place of BEGINNING.

HAVING thereon erected a two and one-half story frame building known as 61 Second Street.

EXCEPTING, however, from the above described premises all that certain part thereof which was conveyed by said Milovan Vuletich and Bertha May Vuletich, his wife, to Highspire Flour Mills, Inc. by deed dated October 7, 1935 and recorded in the Office of the Recorder of Deeds in and for Dauphin County, Pennsylvania, in Deed Book V, Vol. 23, Page 288.

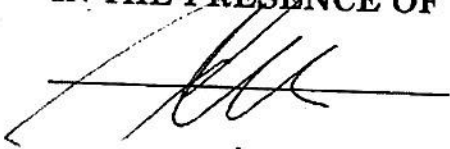
BEING the same premises which Bard E. Darhower, Partner of Searer & Darhower, by deed dated November 1, 2004 and recorded June 15, 2015, in the Office of the Recorder of Deeds in and for Dauphin County in Instrument #20150014316, granted and conveyed unto Lennie A. Searer, Partner of Searer & Darhower. Upon conveyance to Grantor, the partnership terminated and title was held by the Grantor as an individual.

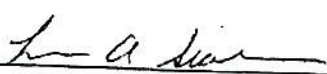

THIS IS A CONVEYANCE FROM HUSBAND TO WIFE AND IS THEREFORE TAX EXEMPT.

AND the said Grantor hereby covenants and agrees that he will warrant specially the property hereby conveyed.

IN WITNESS WHEREOF, said grantor has hereunto set his hand and seal the day and year above written.

SIGNED, SEALED AND DELIVERED
IN THE PRESENCE OF

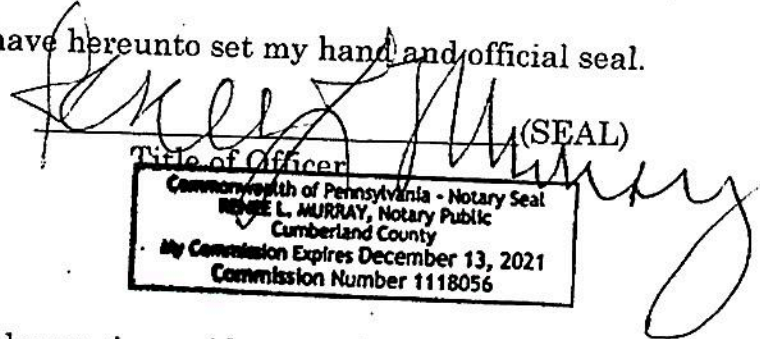

CS TO BOT 11

:
:
:
:
: 
: Lennie A. Searer
:
: 
: Lennie A. Searer, Partner of
: Searer & Darhower

COMMONWEALTH OF PENNSYLVANIA:
COUNTY OF CUMBERLAND : ss

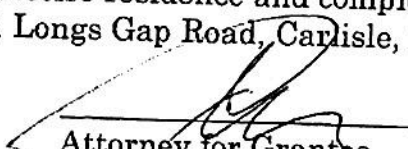
On this, the 26th day of August, 2019 before me, the undersigned officer personally appeared Lennie A. Searer, Partner of Searer & Darhower and Lennie A. Searer, known to me (or satisfactorily proven) to be the person whose name is subscribed to the within instrument, and acknowledged that he executed the same for the purposes therein contained and in the capacity therein stated.

In Witness Whereof, I have hereunto set my hand and official seal.

 (SEAL)
Title of Officer
Commonwealth of Pennsylvania - Notary Seal
RENEE L. MURRAY, Notary Public
Cumberland County
My Commission Expires December 13, 2021
Commission Number 1118056

I do hereby certify that the precise residence and complete post office address of the within named grantee is 721 Longs Gap Road, Carlisle, PA 17013

DATED: October 21, 2019


Attorney for Grantee

James M. Zugay, Esq.
Recorder of Deeds
(717) 780-6560

Candace E. Meck
First Deputy



Location:
Dauphin County Courthouse
Room 102
Front & Market Streets
Harrisburg, PA 17101

Recorder of Deeds

Harrisburg, Pennsylvania

CERTIFIED END PAGE

INSTRUMENT #: 20190026784
RECORD DATE: 10/23/2019 11:39:24 AM
RECORDED BY: CWASHINGER
DOC TYPE: DEED
AGENT: SIMPLIFILE
DIRECT NAME: SEARER, LENNIE A.
INDIRECT NAME: SEARER, LISA C.

RECORDING FEES - State: \$0.50
RECORDING FEES - County: \$13.00
ACT 8 OF 1998: \$5.00

HIGHSPIRE BORO
STEELTON HIGHSPIRE
AOPC: \$40.25
AFFORDABLE HOUSING: \$13.00

DEMOLITION: \$15.00

UPICount: 2
UPIFee: 40
UPIList: 30-014-009-000-0000,30-014-010-000-0000

I Certify This Document To Be Recorded
In Dauphin County, Pennsylvania.



James M. Zugay, Recorder of Deeds

THIS IS A CERTIFICATION PAGE

PLEASE DO NOT DETACH

THIS PAGE IS NOW PART OF THIS LEGAL DOCUMENT

Stadium Club Inventory List

1) Dinning Chairs.	74	26) Pots Pans	
2) Barstools.	23	27) Sm Cooler	
3) High Chairs.	12	28) Dishes	
4) Deck Chairs	22	29) Silverware	
5) Saddle Chairs.	26	30) Glasses	
6) Deck Tables	6	31) Mugs	
7). Dinning Tables.	18	32) Pitchers	
8). Bar Tables.	6	33) Food	
9) Ice Machine.	1	34) Beer	
10) Glass Washer.	1	35) Liquor	
11) Beer Coolers.	2	36) Metal Racks	10
12) Glass Freezer.	1	37) Toaster	1
13) Steel Prep Tables.	5	38) Cheese Machine	1
14) Six Pack Coolers.	2	39) Crock Pots.	4
15) Chest Freezers.	3.	40) DJ Equipment.	1
16) Stand Up Freezer.	1	41) Kids Chairs.	2
17) Blodgett Oven.	1	42) Coffee Pot.	1
18) 6ft Flat Grill.	1	43) Serving Tables.	3
19) Stove 6 Burner	1	44) File Cabinets.	3
20) Steam Table.	1	45) Storage Cabinets	2
21) Slicer	1		
22) Prep Table.	1		
23) Fryers	3		
24) TV	9		
25) Toaster Oven.	1		