

SITE DESCRIPTION:

Comments:	
<u>Physical Characteristics:</u>	
Property Identification	R0069 / 004 / 0001 & 001A
Lot Size	0.579± Acre
Shape	Rectangular
Frontage	173.37± LF
Access/Visibility	Average
Topography	Relatively level. Grade of the adjacent rear lot is meaningfully higher.
Street Curb Cuts	One access point
Surface Water Drainage	Appears adequate.
<u>Street Characteristics:</u>	
Roadway Type	Bituminous concrete – relatively good condition
Traffic Flow	Moderate
Curbs	Granite
Sidewalks	Bituminous Concrete
Street Lights	LED
Fire Hydrants	In proximity – Stand pipe on building
Storm Drains	Fronting

The subject site is a rectangular shaped parcel comprised to two assessors' lots. The combined site is utilized as a location for a private school building and adjacent parking lot. The parcel used as the adjacent parking lot is paved and is enclosed with a stone wall at street front, chain link fencing and the building improvement. There is one access/egress point. All public utilities are available and connected.

SITE DESCRIPTION, Cont'd.

Utilities:

Gas
Water
Sewer
Electric

Available & Connected – 5 meters
Public
Pubic
Above grade

Site Improvements:

Lighting
Parking Type
On Site Parking Surface
Parking Spaces
Signage
Underground Fuel Tanks
Fencing
Walks
Driveway
Landscaping:
Other Items:

Building mounted
Open air, side parking lot
Bituminous concrete – Average condition
40± Spaces
None free standing (Front wall has space for sign but is not installed, as of yet).
None known
Chain link. Wrought iron
Brick and bituminous concrete
None
None significant
Granite post. Access ramp to be upgraded. Decorative brick paver work at entrance. Raised patio stone work with stone bench fronting improvement. Brick patios front and rear, some with Belgian stone borders, play (pad-covered) area.

Legal:

Zoning
Flood Zone

C-Commercial / Riverfront Overlay District

Non-hazardous "X"

Easements/Encroachments

None known

IMPROVEMENT DESCRIPTION:

Property Use:

Private School Facility. This property is currently occupied by a private school and is best suited for that use. It can, however, be converted for general office use. The property is under lease and the rear section of the building is currently under renovations to accommodate the needs of the tenant.

Number of Units:

One

Year Built:

1900± Subsequent renovation for office/school use.

No. Stories:

Two

Wall Height:

24'±

Gross Building Area:

11,970± Square feet

Condition / Quality:

Good / B grade

Type of Construction:

Masonry

Foundation:

Stone and Poured concrete

Basement:

Partial unfinished basement / partial crawlspace-slab. The front section of the building containing approximately 1,870 square feet of area has direct exterior access and adequate ceiling height for commercial use. The space, however, is currently unfinished and is encumbered with multiple support columns impacting potential floor plan options. This space is considered as ancillary storage space. The rear section of the basement area is impacted by lower than standard ceiling height.

Exterior Walls:

Brick and stone panel.

Roof Shape:

Flat

Roof Covering:

Rubberized membrane

Roof Age:

5 years old – per owner

Roof Condition:

Assumed good per owner's description

Fenestration:

Adequate

Windows:

Fixed panel

Exterior Doors:

Metal frame with some glass inserts

Access/Egress:

Adequate. Full service elevator, two staircases.

Elevator is 2,100 lb. capacity – 100' FPM – Current Inspection Cert. is obtained but not posted. Rear fire escape.

Overhead Doors:

None