



# Commercial Property Information Form

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## 1. Property Details

- **Property Type:**

Office  Retail  Industrial  Warehouse  Mixed-Use

Hospitality  Land  Multi-Unit

Other:

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- **Full Address:**

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- **City/Town/Village/Other:**

\_\_\_\_\_

- **State/Province/Other:**

\_\_\_\_\_

- **Country:**

\_\_\_\_\_

\_\_\_\_\_

- **Postal Code/Other:**

\_\_\_\_\_

- **Year Built:**

\_\_\_\_\_

\_\_\_\_\_

- **Lot Size (ft or Meters):**

\_\_\_\_\_

- Building Size (Above Grade):

\_\_\_\_\_

- Number of Floors (Basement, 1<sup>st</sup> Floor, 2<sup>nd</sup> Floor, 3<sup>rd</sup> Floor):

\_\_\_\_\_

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## 2. Ownership & Legal Information

- Full Name(s) of All Owner(s):

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\_\_\_\_\_

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- Email(s) of All Owner(s):

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- Phone Number(s) of Owner(s):

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- Ownership Type:  Freehold  Leasehold  Other:

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- **Title/Deed Number (all):**

\_\_\_\_\_

- **Liens/Encumbrances:**  Yes  No

- If yes, explain:

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\_\_\_\_\_  
\_\_\_\_\_  
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### 3. Property Features

#### Building Features

- **Parking:**  Yes  No — If yes: Number of parking spots:

\_\_\_\_\_

- **Loading Docks:**  Yes  No  Other:

\_\_\_\_\_

- **Elevators:**  Yes  No

- **Security System:**  Yes  No

- **Fire Safety Compliant:**  Yes  No

- **HVAC System:**  Yes  No

- Warehouse Height (if available):

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## Utilities

- Electricity:  Connected  Not Connected
- Water:  Connected  Not Connected
- Sewer:  Municipal  Septic  Not Connected  Other:  

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- Internet:  Fiber  Cable  DSL  None  Other:  

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## 4. Financial Information. Includes all;

- Asking Price (USD):

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- Annual Property Taxes:

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- Annual Operating Expenses:

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- Rental Income (if leased):

- Monthly Income:

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- Lease Expiry Date(s):

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- Current Occupancy:  Occupied  Vacant

- Tenant Details (If available):

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## 5. Additional Property Information

- Renovations / Improvements (If any):

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- Environmental Assessments (if any):

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- Restrictions / Easements (If any):

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- **Nearby Amenities / Business Districts:**

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- **Special Selling Conditions (If any):**

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## 6. Other Property Descriptions (If any)

Please include any additional descriptive details you want buyers to know:

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## 7. Acknowledgement

If the subject property located at

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has not sold within 60 days of being advertised on the 4U2 Inc. Global FSBO platform, the Owner(s) may request assistance from 4U2 Inc. to be introduced to a licensed real estate agent or brokerage to list the property on the MLS (Multiple Listing Service).

If the Owner(s) choose to proceed with MLS listing assistance, 4U2 Inc. will introduce them to a licensed real estate professional. Any listing agreement, commission structure, and terms will be discussed and agreed upon in the listing agreement between the Owner(s) and the listing agent or broker.

4U2 Inc. may receive a finder's fee from the licensed real estate professional if a listing agreement is established.

Note: 4U2 Inc. is not a real estate brokerage or agent and does not charge any real estate commission. 4U2 Inc. provides marketing services only. By submitting this form, the Owner(s) grant 4U2 Inc. permission to display this property on its website and affiliate marketing channels.

By submitting this form, the Owner(s) confirm that:

- All information provided in this property form is true, accurate, and complete to the best of their knowledge.
- They have the legal right and authority to advertise and sell the property.
- 4U2 Inc. does not verify property information and is not responsible for any inaccuracies.
- 4U2 Inc. is not involved in any transactions, negotiations, or agreements between buyers and sellers.
- The Owner(s) agrees that 4U2 Inc. shall not be held liable for any loss, damages, or disputes arising from the property or any related interactions.
- The Owner(s) consent to being contacted by potential buyers, agents, or representatives of 4U2 Inc. regarding this property advertisement.

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## 8. Owner(s) & Witness Declaration of Owner(s) or Buyer(s)

I confirm that the information provided is true and accurate.

Owner(s) Signature: \_

Witness Signature:

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Owner(s) Name (Print):  
Name (Print):

Witness

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Date: \_\_\_\_\_

Seal (if Available)

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**Disclaimers**

- 1. The information given here, although believed to be accurate, is not warranted to be so. Information contained herein is provided as a guideline only and independent advice concerning particular details of importance to Owners or Buyers should be sought.*
- 2. The above information has been completed by the owner(s) of the property and 4u2 Inc. is not responsible for any information provided by the owner(s). 4u2 Inc. is held harmless.*
- 3. 4u2 Inc will not be responsible in paying any other taxes to the government related to the sale of the subject property. The owner is responsible for paying all legal fees and all other charges related to the selling of the subject property until the day of transfer. The buyer is responsible for all normal costs of buying the subject property.*