

**BUFFALO BUILDING**  
JOHNSTOWN, PA

**Phone:**  
**814-535-8675**



**ADDRESS:** 239 Main Street  
Johnstown, PA 15901  
[\(Map\)](#)

**COUNTY:** Cambria

**BLDG. SIZE:** Under 10,000 Sq. Ft.

**LOT SIZE:**

**Property Description**

YEAR BUILT:		RAIL:	No
QUALITY:	Good	GAS:	Dominion Peoples
OFFICE SQ.FT.:	25,000 sq. ft. at 4,000 sq. ft. per floor	WATER:	Highland Sewer & Water Authority
ROOF:		SEWER:	Highland Sewer & Water Authority
FLOORS:	Carpeting, Tile	POWER:	Penelec
WALLS:	Drywall	HEAT:	Gas - New system in 2005
CEILING:	8' drop tiled	AIR CONDITIONING:	Central - New system in 2005
ELEVATOR:	1 public, 1 freight	MISCELLANEOUS:	Landlord will sub-divide to accommodate Tenants sq. ft. requirements
CRANES:	No	ZONING:	
LOADING DOCKS:	1	PARKING:	Available
MAJOR HIGHWAYS:	1/4 mile to Route 56	LAST USE:	Multi-tenant
AIRPORT DISTANCE:	5.4 miles	EXTRAS:	Utilities included in rent Renovations completed in 2005

**Listing Information**

Asking Price:		Possession:	Immediate
Price per SF:	Negotiable	Pricing Comments:	
Listing Agent:	Donald Simpson (814) 539-8900		

**Johnstown Area Regional Industries \* 245 Market Street, Suite 200 \* Johnstown, PA 15901**  
**Phone: 814-535-8675 Fax: 814-535-8677 Web Address: www.jari.com**

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