

1012 Graham Avenue
WINDBER, PA**Phone:**
814-535-8675**ADDRESS:** 1012 Graham Avenue
Windber, PA 15963
[\(Map\)](#)
COUNTY: Somerset
BLDG. SIZE: 4,500 Sq. Ft.
LOT SIZE: 0 Acres**Property Description**

YEAR BUILT:		RAIL:	No
QUALITY:	Good	GAS:	Dominion Peoples
OFFICE SQ.FT.:	4,500 Sq. Ft.	WATER:	Windber Area Water Authority
ROOF:	Flat, pitched, shingles	SEWER:	Windber Area Water Authority
FLOORS:	N/A	POWER:	Penelec
WALLS:	N/A	HEAT:	Forced Air
CEILING:	N/A	AIR CONDITIONING:	N/A
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Commercial
LOADING DOCKS:	No	PARKING:	On Street
MAJOR HIGHWAYS:	1/4 mile to Rt. 56	LAST USE:	
AIRPORT DISTANCE:	10 miles	EXTRAS:	

Listing Information

Asking Price:	\$59,900	Possession:	Negotiable
Price per SF:	Negotiable	Pricing Comments:	
Listing Agent:	Robert Colvin, RE/MAX Team, REALTORS 814.262.7653 or rcolvin@remax.net		

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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COMMENTS:

Two story commercial building. Office/Retail use. There is a second floor apartment ready for finishing touches. Warehouse area below (basement) with an overhead garage door. Furnace can be converted to oil, gas, or coal. Current owner uses coal. Great location in the heart of Windber.