



1381 St. Clair Road
JOHNSTOWN, PA

Phone:
814-535-8675



ADDRESS: 1381 St. Clair Road
Johnstown, PA 15905
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 3,000 Sq. Ft.

LOT SIZE: 1 Acre

Property Description

YEAR BUILT:	2008	RAIL:	No
QUALITY:	Excellent	GAS:	No
OFFICE SQ.FT.:	360 sq. ft.	WATER:	Greater Johnstown Water Authority
ROOF:	Metal	SEWER:	Greater Johnstown Water Authority
FLOORS:	Cement	POWER:	Penelec
WALLS:	Drywall	HEAT:	Electric baseboard in the office and propane in the shop area
CEILING:	Drywall	AIR CONDITIONING:	Office only
ELEVATOR:	None	MISCELLANEOUS:	
CRANES:	None	ZONING:	Industrial
LOADING DOCKS:	None	PARKING:	Ample paved lot
MAJOR HIGHWAYS:	Close to SR 56 & 403	LAST USE:	
AIRPORT DISTANCE:	6 miles	EXTRAS:	

Listing Information

Asking Price:	\$295,000	Possession:	Immediate
Price per SF:		Pricing Comments	
Listing Agent:	Bill Trevorrow, CCN Properties LLC 814.262.7970 or btrevorrow@atlanticbb.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:

AAA almost new industrial commercial building. Sale includes 2 floor lifts and air compressor. This is an excellent opportunity for someone looking for an auto repair, body shop, or any business needing a shop or garage type building. Building consists of 2 offices with ADA restroom, two shop areas with 4 overhead doors on an acre of ground.