

2227 Bedford Street
Johnstown, PA**Phone:**
814-535-8675

ADDRESS: 2227 Bedford Street
Johnstown, PA 15904
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 2,346 Sq. Ft.

LOT SIZE: 4 Acres

Property Description

YEAR BUILT:		RAIL:	No
QUALITY:		GAS:	Dominion (No charge by landlord)
TOTAL SQ.FT.:	2,346 sq. ft.	WATER:	Highland & Johnstown Regional
ROOF:	New Shingles - Pitch Roof	SEWER:	Highland Sewer
FLOORS:	Wood / Concrete	POWER:	Penelec
WALLS:	Brick	HEAT:	Gas / Hot water furnace
CEILING:	Paneling / Tile	AIR CONDITIONING:	Window units
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Commercial / Residential
LOADING DOCKS:	No	PARKING:	Gravel
MAJOR HIGHWAYS:	2 miles to Route 219	LAST USE:	
AIRPORT DISTANCE:	2 miles - Johnstown Airport	EXTRAS:	

Listing Information

Asking Price:	\$322,900	Possession:	Close of Escrow
Price per SF:		Pricing Comments:	
Listing Agent:	Bob Colvin, RE/MAX Team REALTORS 814-262-7653 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

All information provided is considered reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, without notice. No liability of any kind is to be imposed on the corporation herein.

MLS #: B96001168A (Active) List Price: \$324,900 (0 Views) 2227 Bedford Street Johnstown, PA 15904



GROSS BLDG SQFT: 2346
SOURCE SQFT: Courthouse Records
STORIES: 1
PARKING SPACES: 15
GARAGE STALLS: 0
GARAGE/PARKING: None
GENERAL PARKING DESCRIPTION:
 Private Parking Lot
SEPARATE UTILITIES:

UNIT # OR LOT #:
MUNICIPALITY: Geistown Boro (Richland SD)-32
SCHOOL DISTRICT: Richland
AREA/COUNTY: Cambria County
ZONING: See Remarks
SUBDIVISION DESCRIPTION:
CONTINGENCY: None

LEGAL DESCRIPTION: DBV/1184-575

ALL OF PARCEL: No

GROSS TAXES \$: 6948

TAX YEAR: 2009

ASSESSED VALUE \$: 79540

TAX MAP #: 32-51-100

ASSOCIATION DUES: None

ASSOCIATION DUES AMT \$: 0

LOT SIZE: 4 acres

ACRES: 4

FLOOD ZONE: Unverified

ANNUAL TAXES \$: 6950

ANNUAL INSURANCE \$:

ANNUAL UTILITIES \$:

ANNUAL MANAGEMENT FEES \$:

ANNUAL OTHER EXPENSES \$:

VOLTAGE:

AMPS:

ELECTRIC PHASE:

FIRE SPRINKLERS:

LOADING DOCKS:

ASSET SALE: Real Estate

LIQUOR LICENSE: No

LICENSE TYPE:

Unit #:	Occupied:	Annual Rent:	Lease/Rent Expires:	Garage Door Height:	Ceiling Height:
Unit 1:	No				
Unit 2:	No				
Unit 3:	No				
Unit 4:	No				
Unit 5:	No				

UNIT 1 FEATURES:

UNIT 1 PROPERTY USE: Florist, Nursery

UNIT 2 FEATURES:

UNIT 2 PROPERTY USE:

UNIT 3 FEATURES:

UNIT 3 PROPERTY USE:

UNIT 4 FEATURES:

UNIT 4 PROPERTY USE:

UNIT 5 FEATURES:

UNIT 5 PROPERTY USE:

CONSTRUCTION: Brick, Cedar

ROOF TYPE: Shingle

BASEMENT: Full Basement, Unfinished

DRIVEWAY: Dirt, Gravel

ROAD TYPE: Paved, Public Street, Other-See Comments

ALSO INCLUDED: None

SEWER TYPE: Public

WATER SOURCES: Public Water

HEATING: Hot Water

FUEL TYPE: Gas

COOLING: Wall Unit(s), Window Unit(s)

EXCLUSIONS: None

DIRECTIONS: Located on Route 756, Bedford Street across from Rosewood Street. Look for this large commercial/residential property sitting on over 4 acres in Geistown Borough!

PUBLIC COMMENTS: AD#5097...LOCATION, LOCATION, LOCATION! Large commercial building with 2,345 square feet of space sits on approx 4 acres of ground in Geistown Borough! Call your favorite agent to discuss opportunities.

AGENT COMMENTS: All appointments are to be made and confirmed through Navica Showings Manager. Sq ftg by agent/tax card. Please secure property upon departure.DC.Current pricing based on seller tearing down & removing the rear building and debris.

OWNER FIRST NAME: James C
SECOND OWNER FIRST NAME: Mary T
OWNER ADDRESS: Burns
OWNER PHONE:
OWNER CITY:
OWNER FAX:
OWNER LAST NAME: Burns Jr
SECOND OWNER LAST NAME: Burns
OWNER STATE:
OWNER ZIP CODE:
OWNER E-MAIL:

BA COMM %/\$: 3 **BA DUAL/VAR RT:** No **SA COMM %/\$:** 0 **SA DUAL/VAR RT:** No
TL COMM %/\$: 3 **TL DUAL/VAR RT:** No **MIN COMMISSION:**
EXCLUSIVE AGY LSTG: No **EXCLUSIVE RIGHT TO SELL:** Yes **AGENT OWNED:** No
EXCLUDED BUYERS: No **SIGN:** Yes **SECURITY:** No
LOCKBOX: No **KEY/LOCKBOX LOCATION:** seller will open door **LOCKBOX SERIAL NUMBER:** n/a
OCCUPANCY: Owner **POSSESSION:** Negotiable
TERMS AVAILABLE: Cash, Conventional, FHA, Other-See Comments
SHOWING INSTRUCTIONS: Owner Occupied, Other-See Comments
SPECIAL INFORMATION: Other-See Comments

ALLOWBLOG: Yes **ALLOWCMNTS:** Yes **ALLOWAVM:** Yes **INTERNET:** Yes **DSPLYADDR:** Yes **DSPLYOWNR:** Yes
ORIGINAL LIST PRICE: \$324,900 **LIST DATE:** 5/20/2010 **EXPIRE DATE:** 11/10/2010 **DAYS ON MARKET:** 1
PENDING AGENT:

OFFICE NAME: RE/MAX TEAM, REALTORS (#:41) **LISTING AGENT:** Robert Colvin ABR, AHWD , CDPE, CRS, GRI, RECS (#:180)
MAIN: (814) 262-7653 **CONTACT #:** (814) 262-7653 ext. 104
FAX: (814) 266-1555 **AGENT EMAIL:** rcolvin@remax.net, doncolvin@remax.net

Information Herein Deemed Reliable but Not Guaranteed