



2402/2404 Bigler Avenue
NORTHERN CAMBRIA, PA

Phone:
814-535-8675

Picture Not Available

ADDRESS: 2402 / 2404 Bigler Avenue
Northern Cambria, PA 15714
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 5,000 Sq. Ft.

LOT SIZE:

Property Description

YEAR BUILT:	1938 / 1955	RAIL:	No
QUALITY:	Very Good	GAS:	No
OFFICE SQ.FT.:	5,000 sq. ft.	WATER:	Spangler Municipal Authority
ROOF:	Commercial Bldg. - Flat House - Peaked	SEWER:	West Branch Sewer Authority
FLOORS:	Carpeting, tile, & linoleum	POWER:	Penelec
WALLS:	Paneled	HEAT:	hard coal or oil/hot water
CEILING:	Sheetrock / Drop	AIR CONDITIONING:	window units in both buildings
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Commercial/Residential
LOADING DOCKS:	No	PARKING:	Ample
MAJOR HIGHWAYS:	Rt. 219 & Rt. 271 Intersection. Corner lot.	LAST USE:	
AIRPORT DISTANCE:		EXTRAS:	

Listing Information

Asking Price:	\$195,000	Possession:	Upon sale completion. Owners will have to move out.
Price per SF:		Pricing Comments:	
Listing Agent:	Daniel J. D'Andrea, Holtz & Associates 814.948.8980 or hdssoftail2005@verizon.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

COMMENTS:

This is a sale of 2 adjacent & connected brick buildings (on 2 lots) consisting of 1 commercial business unit approximately 1,600 to 1,700 sq. ft. (with bathrooms / small kitchen) and 2 residential units. One unit with a 2 bedroom - 1 bath, and the other a 3 bedroom - 1 bath apartment. Huge drive in basement and large garage with a 16' w x 12' h door (unfinished floor). Ample off street parking and private covered parking area. This commercial business space would be good for a variety of small businesses. The residential units could easily be modified into office space. It is all located at the intersection of Rt. 219 & 271, between the BiLo Supermarket and the intersection itself. Property has 2 Last Deeds of Record.