

2409 Ben Franklin Highway
EBENSBURG, PA

Phone:
814-535-8675



ADDRESS: 2409 Ben Franklin Highway
Ebensburg, PA 15931
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 4,209 Sq. Ft.

LOT SIZE: 2.89 Acres

Property Description

YEAR BUILT:	1975 / 1980	RAIL:	No
QUALITY:	Good	GAS:	
OFFICE SQ.FT.:		WATER:	Public
ROOF:	Steel / Shingle	SEWER:	
FLOORS:	Concrete	POWER:	Penelec
WALLS:	Insultated Steel / Block	HEAT:	
CEILING:	Insultated	AIR CONDITIONING:	
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Unverified
LOADING DOCKS:	No	PARKING:	20 spaces
MAJOR HIGHWAYS:	Located on Route 422	LAST USE:	
AIRPORT DISTANCE:	12 miles	EXTRAS:	

Listing Information

Asking Price:	\$79,900	Possession:	Immediate
Price per SF:		Pricing Comments:	
Listing Agent:	Kathy Sergent, RE/MAX Team REALTORS 814.243.1244 or kathysergent@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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List Price: \$89,900
MLS #: 084102817
Address: 2409 Ben Franklin Highway
 Ebensburg, PA 15931

Property Type: Commercial/Business Opportunity
Status: Active
Contingency: None
Dues: \$0
Possession: Close of Escrow
School District: Blacklick Valley
Year Built:
NOI: \$0
Terms Avail.: Cash, Conventional
Asset Sale: Real Estate
Sale Type: Either
Lot Size: 2.89
Fuel Type: Oil, Propane
Garage Stalls: 10

Prop. Taxes: \$1,053
Tax Year: 2007
Basement: None

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Number:					
Occupied:	No	No	No	No	No
Rent:					
Lease Expires:					

Annual Taxes:
Annual Mgmt:
Annual Utilities:
Annual Insurance:
Annual Other Exp:

Special Info: Seller Disclosure, SQ FT by Courthouse records

Description: AD#3997 Currently known as Branick's Auto Sales. Great location with ample road frontage. Two buildings. Garage doors are- 7 Ft., 8 FT., and 10 Ft. For sale or lease. Call listing agent for terms and conditions. Great potential an busy Route 422.

Directions: 219 orth to 422 West, property on left before Cardiff Road. """"SIGN""""



Prepared By:
Jeffrey Nider, ABR, CRS, e-PRO
 Off: (814) 262-7653
 Hm: (814) 266-7701
 Cell: (814) 525-1020
 jnider@remax.net
 www.JeffNider.com

RE/MAX TEAM, REALTORS
 Off: (814) 262-7653
 2450 Bedford Street
 Johnstown, PA 15904
(Fax) (814) 266-1555
 remaxinfo@atlanticbnn.net
 www.JohnstownPAhomes.com

