

**407 Main Street**  
JOHNSTOWN, PA**Phone:**  
**814-535-8675****ADDRESS:** 407 Main Street  
Johnstown, PA 15901  
[\(Map\)](#)  
**COUNTY:** Cambria  
**BLDG. SIZE:** 3,000 Sq. Ft.  
**LOT SIZE:****Property Description**

<b>YEAR BUILT:</b>	1900's - remodeled 2000	<b>RAIL:</b>	No
<b>QUALITY:</b>	Excellent	<b>GAS:</b>	Dominion Peoples
<b>OFFICE SQ.FT.:</b>	3,000 sq. ft	<b>WATER:</b>	Greater Johnstown Authority
<b>ROOF:</b>	New rubber membrane	<b>SEWER:</b>	City of Johnstown
<b>FLOORS:</b>	Carpet/Tile	<b>POWER:</b>	Penelec
<b>WALLS:</b>		<b>HEAT:</b>	Gas / Electric
<b>CEILING:</b>		<b>AIR CONDITIONING:</b>	Central
<b>ELEVATOR:</b>	No	<b>MISCELLANEOUS:</b>	
<b>CRANES:</b>	No	<b>ZONING:</b>	
<b>LOADING DOCKS:</b>	No	<b>PARKING:</b>	Nearby garage
<b>MAJOR HIGHWAYS:</b>	1/2 mile to Route 56, 403, & 271	<b>LAST USE:</b>	
<b>AIRPORT DISTANCE:</b>	5 miles to Johnstown Airport	<b>EXTRAS:</b>	

**Listing Information**

<b>Asking Price:</b>	\$150,000	<b>Possession:</b>	Immediate
<b>Price per SF:</b>	\$8/sq. ft. (2,000/month)	<b>Pricing Comments</b>	Owner pays water/sewer Tenant responsible for utilities
<b>Listing Agent:</b>	Lauren Lazzari, Investar Redevelopment (814) 533-7370		

**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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