

Ashbridge Office Building
JOHNSTOWN, PA

Phone:
814-535-8675



ADDRESS: 335 Nees Avenue
Johnstown, PA 15904
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 7,700 Sq. Ft

LOT SIZE: .6 Acres

Property Description

YEAR BUILT:	1970's	RAIL:	None
QUALITY:	Very Good	GAS:	Dominion
OFFICE SQ.FT.:	3,400 sq. ft.	WATER:	Highland Water & Sewer
	4,300 sq. ft. - warehouse	SEWER:	Highland Water & Sewer
ROOF:		POWER:	Penelec
FLOORS:	Concrete/tile	HEAT:	HVAC
WALLS:	Drywall	AIR CONDITIONING:	Yes
CEILING:	Drop ceiling tile 9 & 18 ft.	MISCELLANEOUS:	
ELEVATOR:	None	ZONING:	C-3 Commercial
CRANES:	None	PARKING:	Private Lot
LOADING DOCKS:	Yes	LAST USE:	
MAJOR HIGHWAYS:	1.5 miles to SR 56; 2 miles to US 219	EXTRAS:	
AIRPORT DISTANCE:	3 miles		

Listing Information

Asking Price:	\$325,000	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

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:

Exceptional commercial property with 3,400 of class A office space and 4,300 sq. ft. of warehouse space that could easily be converted to additional office or other use.