

**Automotive / Service Station**  
WINDBER, PA

**Phone:**  
**814-535-8675**



**ADDRESS:** 1200 Jefferson Avenue  
Windber, PA 15963  
[\(Map\)](#)

**COUNTY:** Somerset

**BLDG. SIZE:** 3,020 Sq. Ft.

**LOT SIZE:** .24 Acres

**Property Description**

YEAR BUILT:	1953	RAIL:	No
QUALITY:		GAS:	
OFFICE SQ.FT.:	3,020 sq. ft	WATER:	Windber Area Water Authority
ROOF:		SEWER:	Windber Area Sewer Authority
FLOORS:		POWER:	Penelec
WALLS:		HEAT:	Oil, Hot Water
CEILING:		AIR CONDITIONING:	Wall unit.
ELEVATOR:	No	MISCELLANEOUS:	Soil and water tested when tanks were removed
CRANES:	No	ZONING:	Commercial
LOADING DOCKS:	No	PARKING:	Pave lot
MAJOR HIGHWAYS:	Off of Route 56	LAST USE:	
AIRPORT DISTANCE:	8 miles to Johnstown Airport	EXTRAS:	

**Listing Information**

Asking Price:	\$119,900	Possession:	Close of Escrow
Price per SF:		Pricing Comments	
Listing Agent:	Bob Colvin, RE/MAX Team REALTORS 814.262.7653 or 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#: 094103008	Stories: 2	<b>1200 Jefferson Street</b>	Bldg SqFt: 3,020	Status: Active
List Date: 06/03/2009	Year Blt: 1953	<b>Windber, PA 15963</b>	Area: 400	Acreage: 0.24
List Price: \$129,900			Type: Commercial	Automotive, Service Station



Contact Information	
Listing Firm:	RE/MAX TEAM, REALTORS
Listing Agent:	Robert Colvin ABR CDPE, CRS GRI
Office Phone:	(814) 262-7653 ext. 150
Toll Free #:	(888) 266-9677
Home Phone:	(888) 266-9677 ext. 150
Cell Phone:	(814) 421-5643
Fax #:	(814) 266-1555
Agent Email:	<a href="mailto:rcolvin@remax.net">rcolvin@remax.net</a>
Co-Lister:	Donald Colvin
Co Office Ph:	(814) 262-7653 ext. 113
Co Home Ph:	(814) 266-2396
Co Toll Free Ph:	(888) 266-9677
Co Email:	<a href="mailto:DonColvin@remax.net">DonColvin@remax.net</a>
Owner Name:	George J & Kathy L Gogo
Occupant/Phone:	

Listing Information/ Expenses		
Lot Size:	75x140	# Pkg Spaces:
Ann Taxes:		# Garage Stl: 2
Ann Utilities:		Garage: Integral
Ann Insurance:		Pkg Descr: Paved
Ann Mgmt:		SqFt Lev 1: 1510
Ann Other:		SqFt Lev 2: 1510
Asset Sale:	Both	SqFt Lev 3:
Flood Zone:	Unverified	SqFt Lev 4:
Zoning:	Commercial	SqFt Lev 5:
Basement:	Partial Basement	SqFt Basemt:
	Unfinished	
Region:	417 Windber Boro	
Schl Dist:	Windber Area	
Subdivision:		
Business Name:		
Business Info:	Owner Owns Property	
Prop Use:	Automotive, Service Station	
Special Info:	Seller Disclosure, SQ FT by Agent measurements, SQ FT by Courthouse records	
Road Type:	Public Street	
Driveway:	Blacktop	
Landscaping:	No Landscaping	

Agent Information		
Internal ID:		Min Comm:
Comp BA:	3.000% \$0	Agent Owned: No
Comp SA:	0.000% \$0	Excl Buyers: No
Comp TL:	3.000% \$0	All of Parcel: Yes
D/Var BA:	No	Security: No
D/Var SA:	No	Sign: Yes
D/Var TL:	No	Ownership:
Tax Map #:	S50-025-288-00	Occupancy: Owner
List Type:	Exclusive Right to Sell	
Terms Avail:	Cash, Conventional	
Show Instruct:	Appointment Only, Call Listing Office, CLA W/RESULTS AFTER SHOW	
Legal Descr:	DBV#1150-925	
Contingency:	None	
Possession:	Close of Escrow	
LBox/SN/Loc:	No / / N/A	
Virtual Tour:	<a href="http://www.visualtour.com/show.asp?sk=13&amp;T= under construction">http://www.visualtour.com/show.asp?sk=13&amp;T= under construction</a>	
HmOwn Dues:		Tax Amount: \$745
Frequency:		Tax Year: 2008
Amount:		Assessments: \$21,630
Pays For:		Warranty:

Specifications / Commercial Information			
Heating:	Hot Water	Fencing:	None
Cooling:	Wall/Window	Voltage:	
Water:	Public Water Service	Rail Type:	
Sewer:	Public	Amperage:	
Fuel Type:	Oil	Docks:	
Construction:	Concrete Block	Elec Phase:	
Roof:	Shingle	Fire Sprinklers:	

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Business Opportunity Information				
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Mo. Lease:	Lse Term Rem:	NOI:
Ann Expenses:	FT Empl:	Descr Owned Equip:
Ann Sales:	PT Empl:	Descr Lsd Equip:
Est Inventory Val:	Reason for Selling:	

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Address #:					
Ann. Rent:					
Lse Expires:					
Ceiling Ht:					
Garage Dr Ht:					
Occupied:	No	No	No	No	No

Owner Information		
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Owner:	George J & Kathy L Gogo	Phone:
Email:		Fax:
Address:	PA	

Inclusions:

Exclusions:

Public Description:

AD#3037...Convenient and easily accessible service station with 2 garage bays,hydraulic car lift,office area, restroom.Upstairs has 3 bedroom apartment.Excellent turn key business opportunity! The gas tanks were removed and the soil/water was tested.Call today!

Agent Comments:

Call Julie for all appointments and feedback (814) 262-7653 ext 111. Sq ftg by agent/tax card. Please secure property upon departure.

Directions:

Follow Rt.56 toward Windber.Turn LEFT at 12th Street Exit, service station straight ahead.