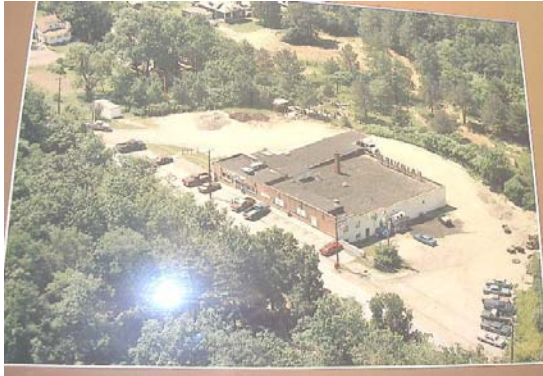


## Fairview Dairy

WINDBER, PA

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



**ADDRESS:** 3200 Graham Avenue  
Windber, PA 15963  
[\(Map\)](#)

**COUNTY:** Somerset

**BLDG. SIZE:** 12,000 + Sq. Ft.

**LOT SIZE:** 3.4 Acres; 350' Street Frontage

### Property Description

YEAR BUILT:	1930, 1950, 1976	RAIL:	No
QUALITY:	Good	GAS:	Dominion Peoples
OFFICE SQ.FT.:	12,000 sq. ft.	WATER:	Windber Area Authority
ROOF:	Flat rubber/pre-cast concrete in good condition	SEWER:	Windber Area Authority
FLOORS:	Quarry tile, cement	POWER:	Penelec
WALLS:	Tile, block, and dry wall	HEAT:	Electric, oil
CEILING:	Varies	AIR CONDITIONING:	Electric
ELEVATOR:	No	MISCELLANEOUS:	Located in very good labor market Multi-purpose building
CRANES:	No	ZONING:	None
LOADING DOCKS:	1 - 3 side access	PARKING:	Ample
MAJOR HIGHWAYS:	17 m. to US 22, 15 m. to US 30 28 m. to PA Turnpike	LAST USE:	Building is suitable to other uses in the food or commissary field, room to expand
AIRPORT DISTANCE:	5 miles - Johnstown	EXTRAS:	

### Listing Information

Asking Price:	\$139,000 (will consider all offers)	Possession:	Immediate
Price per SF:	Will consider leasing	Pricing Comments	Does not include equipment
Listing Agent:	Joe Greubel, Valley Dairy / Fairview Dairy Inc. (724) 537-7111 / fax - (724) 537-7249 or <a href="mailto:icecreamjoe@valleydairy.net">icecreamjoe@valleydairy.net</a>		

**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](http://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:**

Building is suitable for many uses, space retail, wholesale, production operations and storage with office space. Food production are has a tile floor and walls, with other features suitable for a commissary. Building has 5 restrooms, 2 of which are in ADA compliance. Four private offices with a conference room and space for common work areas. Total areas has space for multiple tenants if desired.

Property was assessed at \$350,000...now reduced to \$149,000 which makes it less than \$13.00 sq. ft. for building and ground.

Located in a good labor market with no zoning.