

SIVI Building
JOHNSTOWN, PA

Phone:
814-535-8675



ADDRESS: 1748 Goucher Street
Johnstown, PA 15905
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 3,696 Sq. Ft.

LOT SIZE: .50 Acre

Property Description

YEAR BUILT:	1962	RAIL:	No
QUALITY:	Good	GAS:	Dominion Peoples
OFFICE SQ.FT.:	3,696 sq. ft.	WATER:	Greater Johnstown Water Authority
ROOF:	Shingle	SEWER:	Greater Johnstown Water Authority
FLOORS:	Concrete	POWER:	Penelec
WALLS:	Paneled	HEAT:	Gas hot water
CEILING:	Paneled	AIR CONDITIONING:	
ELEVATOR:	None	MISCELLANEOUS:	
CRANES:	None	ZONING:	Commercial
LOADING DOCKS:	None	PARKING:	Paved Lot
MAJOR HIGHWAYS:	Close to all major roadways and delivery areas	LAST USE:	
AIRPORT DISTANCE:	5 miles	EXTRAS:	

Listing Information

Asking Price:	\$235,000	Possession:	At Closing
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

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COMMENTS:

Owner looking to soon retire. This commercial property is across from the new Sheetz on Goucher Street in the west hills section of Johnstown. The property has 2 rental units that are fully occupied on the second floor. Great location for a retail business or conversion to office space. There is a large barn to the rear of the property.