

**SEIFERT PROFESSIONAL BUILDING**  
JOHNSTOWN, PA**Phone:**  
**814-535-8675****ADDRESS:** 321 Main Street  
Johnstown, PA 15906  
[\(Map\)](#)  
**COUNTY:** Cambria  
**BLDG. SIZE:** 47,000 Sq. Ft.  
30,000 Sq. Ft. - Rentable  
**LOT SIZE:****Property Description**

|                          |   |                          |   |
|--------------------------|---|--------------------------|---|
| <b>YEAR BUILT:</b>       | 1983  | <b>RAIL:</b>             | No  |
| <b>QUALITY:</b>          | Very Pleasing                                       | <b>GAS:</b>              | Dominion Peoples (metered & billed to tenant)               |
| <b>OFFICE SQ.FT.:</b>    | 1,000 to 3,000 sq. ft.                              | <b>WATER:</b>            | Greater Johnstown Water Authority (included in rent)        |
| <b>ROOF:</b>             |   | <b>SEWER:</b>            | Johnstown Regional Sewer (included in rent)                 |
| <b>FLOORS:</b>           | 5 Stories with 1st two floors consisting of parking | <b>POWER:</b>            | Penelec (metered & billed to tenant)                        |
| <b>WALLS:</b>            |   | <b>HEAT:</b>             | Gas/Forced Air  |
| <b>CEILING:</b>          |   | <b>AIR CONDITIONING:</b> | Yes - Individual controls in each office                    |
| <b>ELEVATOR:</b>         | Two   | <b>MISCELLANEOUS:</b>    | Special lines of waste are the lease holders responsibility |
| <b>CRANES:</b>           | No  | <b>ZONING:</b>           |   |
| <b>LOADING DOCKS:</b>    | No  | <b>PARKING:</b>          | 400 spaces available on site                                |
| <b>MAJOR HIGHWAYS:</b>   | 1/4 mile to Route 403 & 56                          | <b>LAST USE:</b>         |   |
| <b>AIRPORT DISTANCE:</b> | 7 miles - Johnstown                                 | <b>EXTRAS:</b>           | Grounds care and snow removal included in the lease         |

**Listing Information**

|                       |  |                          |                    |
|-----------------------|--|--------------------------|--------------------|
| <b>Asking Price:</b>  |  | <b>Possession:</b>       | Immediate          |
| <b>Price per SF:</b>  | Contact Landlord   | <b>Pricing Comments:</b> | See Comments Below |
| <b>Listing Agent:</b> | Anita Faas, Lee Initiatives Inc. and Walnut Management Corporation<br>814.533.0751 |                          |                    |

**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:** The building is suitable for medical and general offices. Each office has a private entrance from the corridor. The garage has an automated payment system for public parking and an automated entry system for monthly parkers.