

**West Hills Square**  
Johnstown, PA

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



**ADDRESS:** 1761 Goucher Street  
Johnstown, PA 15905  
[\(Map\)](#)

**COUNTY:** Cambria

**BLDG. SIZE:** 5,390 Sq. Ft.

**LOT SIZE:** 1 Acre

**Property Description**

YEAR BUILT:	1980's	RAIL:	No
QUALITY:	Very Good	GAS:	Dominion
TOTAL SQ.FT.:	5,390 sq. ft.	WATER:	Greater Johnstown Water Authority
ROOF:	Flat	SEWER:	Greater Johnstown Sewer Authority
FLOORS:	Carpet	POWER:	Penelec
WALLS:	Drywall	HEAT:	
CEILING:	2 x 4 drop ceiling	AIR CONDITIONING:	Yes
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Commercial
LOADING DOCKS:	No	PARKING:	Ample paved lot
MAJOR HIGHWAYS:	Property is in close proximity to SR 271	LAST USE:	
AIRPORT DISTANCE:	5 miles	EXTRAS:	

**Listing Information**

Asking Price: Possession: Immediate

Price per SF: \$11/sq. ft. Pricing Comments

Listing Agent: Bill Trevorrow, CCN Properties, LLC  
[814.262.7970](tel:814.262.7970) or [btrevorrow@atlanticbb.net](mailto:btrevorrow@atlanticbb.net)

**COMMENTS:**

Call today for a confidential appointment to view this property. Building can be subdivided to fit your office, medical or retail needs.