

# 521 -523 Napoleon St

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Johnstown, PA 15901

Cambria County

## FOR SALE

Asking Appraised  
Value \$350,000



### Property Description

- Space Size: 8,425 sq. ft.
- Lot Size: 101' x 150'
- Zoning: C-3 Commercial
- Water & Sewage: Public
- Municipality: City of Johnstown

### Comments

This building has 2 self leveling loading docks, 1 overhead garage door to the rear of the building, a 17' high ceiling, finished office space, a conference room, & kitchenette! The roof is made out of rubber and is about 10 years old. The building is also conveniently located close to all major highways and beside the McDonalds on Napoleon street. This building is also for lease for \$4,215 per month plus utilities.



**Listing Broker:** Bill Trevorrow

CCN Real Estate

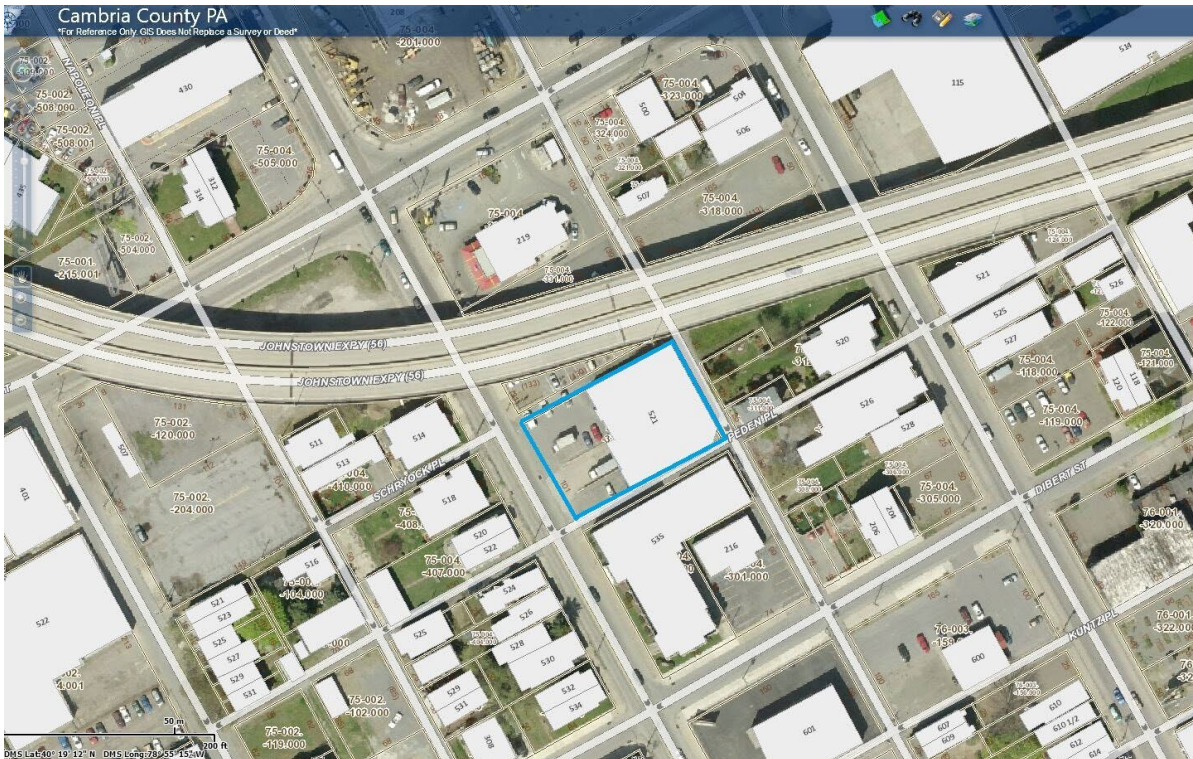
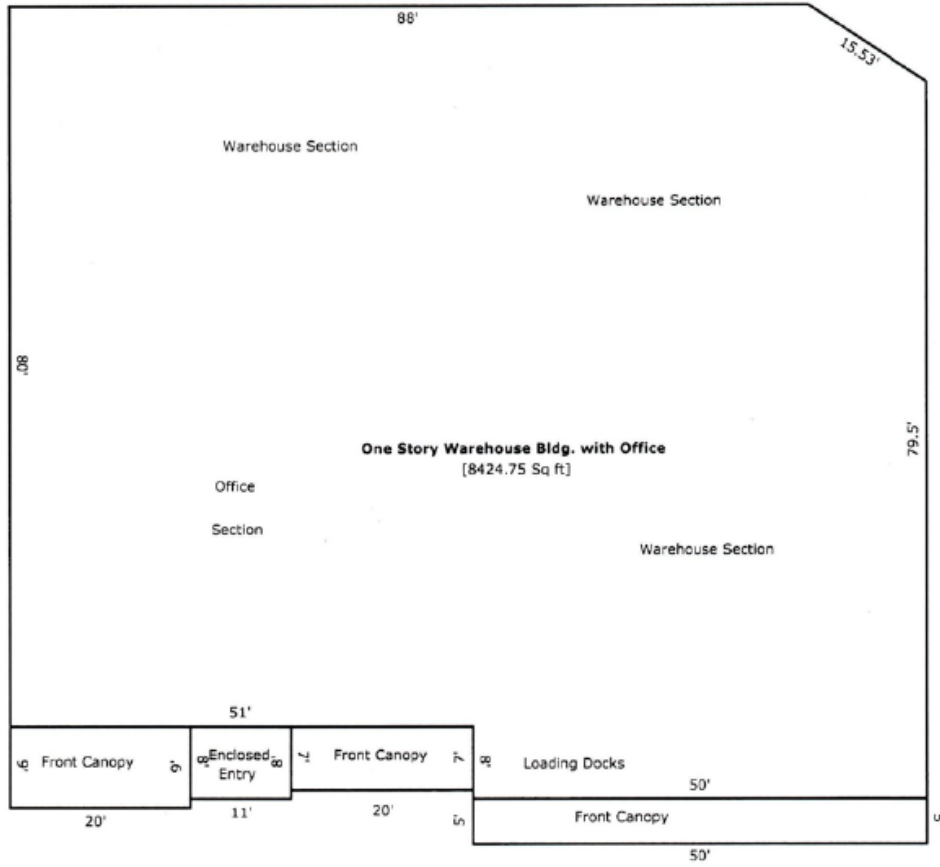
214 College Park Plaza

Suite 205A

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814.262.7970

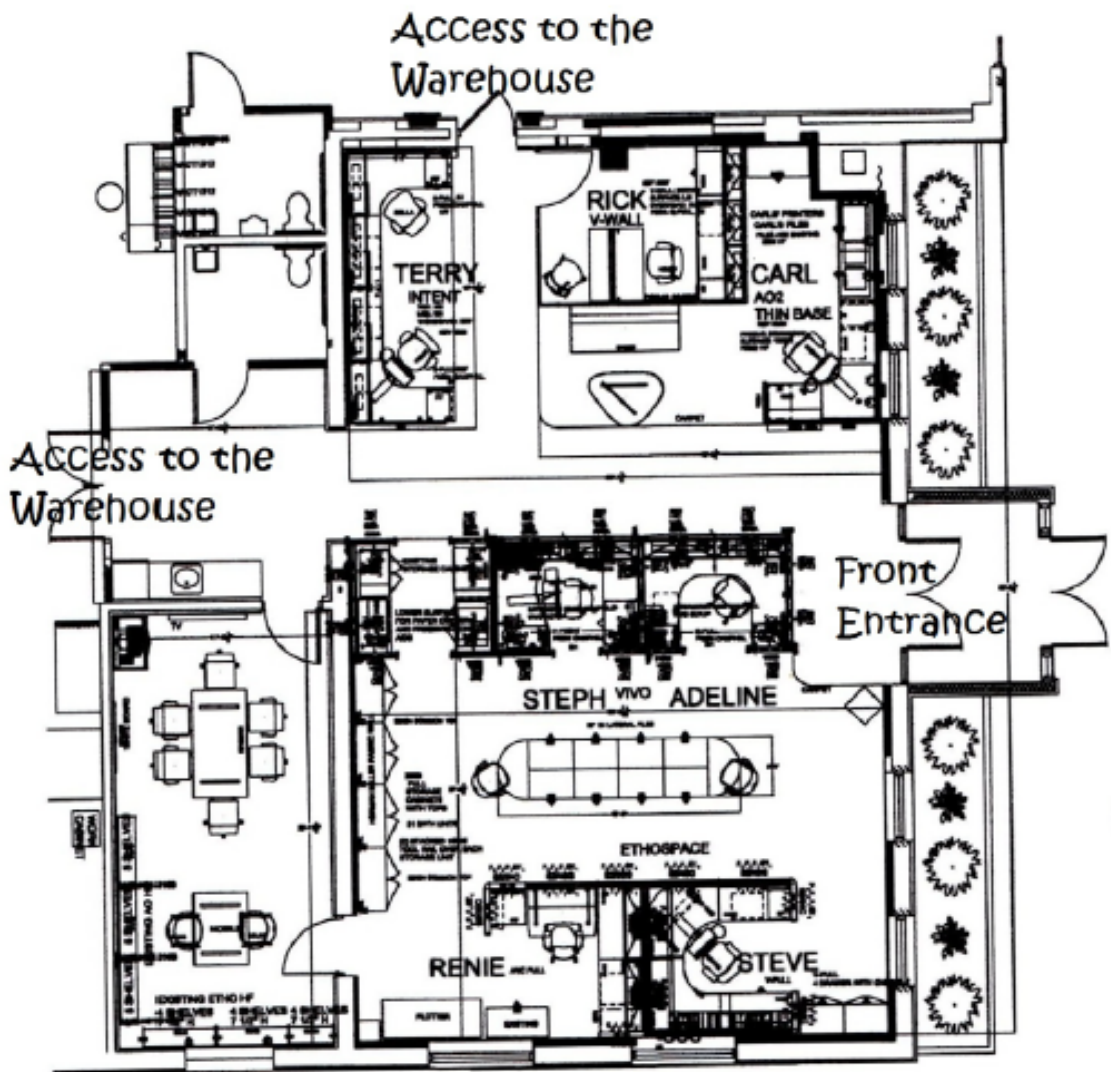
**Building Sketch**



**Bill Trevorror - CCN Real Estate - 214 College Park Plaza, Suite 205A**

[btrevorror@atlanticbb.net](mailto:btrevorror@atlanticbb.net) - 814.262.7970

Finished Office Area- Showroom Layout



Floorplan/Lay-out for the office space



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