



**List Price:** **\$ 59,900**  
**MLS #:** 074102310  
**Address:** **186 Fairfield Avenue**  
 Johnstown, PA 15906  
  
**Property Type:** Commercial/Business Opportunity  
**Status:** Active  
**Contingency:** None  
**Dues:**  
**Possession:** Negotiable  
**School District:** Greater Johnstown Area  
**Year Built:**  
**NOI:**  
**Terms Avail.:** Cash, Conventional  
**Asset Sale:** Real Estate  
**Sale Type:** Sale only  
**Lot Size:** 39 x 147  
**Fuel Type:** Gas  
**# Garage Stalls:** 0

**Prop. Taxes:** \$ 2,254  
**Tax Year:** 2007  
**Basement:** Partial Basement Unfinished

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
<b>Number:</b>					
<b>Occupied:</b>	Yes	No	No	No	No
<b>Rent:</b>					
<b>Lease Expires:</b>					

**Annual Taxes:** \$2,254  
**Annual Mgmt:**  
**Annual Utilities:**  
**Annual Insurance:** \$1,808  
**Annual Other Exp:**

**Special Info:** Handicapped Acc, Seller Disclosure, SQ FT by Courthouse records, Utility Cost Available

**Great opportunity for your Commercial Business, Professional Office Space, and/or Apartments in this Historically Significant building! Once a Fire Hall for the City of Johnstown, the property is currently home to a successful Photography Business. In addition to on street parking, there is a rear private parking lot that can accommodate 5-6 cars. The interior has been extensively renovated into nice office space and is in great condition!**  
**The 2<sup>nd</sup> floor could be converted to 1 or 2 apartments, if desired. Or operate your business in the first floor and live in the 2<sup>nd</sup> floor. Alarm system.**  
**Zoning is Traditional Neighborhood District – lots of permitted uses – call for information.**

**For a Visual Tour – visit [www.ThePower-of-Two.com](http://www.ThePower-of-Two.com) !**



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