

For Sale

Bob Varner
ENNSWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

1091 Broad St

Broad St. ADT: 15,500

GIANT EAGLE

Google Earth

Image Landsat / Copernicus

100 ft

1091 Broad St. Johnstown Pa. 15906 - Former GJSD Admin. Offices

• Free Standing Professional Office Building Size: 13,362 sf. / Lot Size: .95 Acres.

• Corner of Broad St. and Delaware Ave./ 60 Parking Stalls / Full Access

• Two sided monument sign with parking lot lighting

• Lobby/Reception area, numerous Private Offices, Executive Office, Break Room,
Three ADA Compliant Restrooms. Concrete Block Exterior

• Forced-air heating (natural gas), Central air conditioning, Roof Top Units

• Ideal For: Professional services , Insurance agencies, Law offices,
Medical/Dental clinics, or Administrative uses.

• Asking Sale Price: \$600,000 Est. Ann. Taxes: \$13,900

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Delaware Ave

100 ft

1091 Broad St., Johnstown Pa. 15906

- Professional Office Bldg. 13,362 sf. / .95 Acres
- 60 Parking Stalls / Full Access from Delaware Ave.
- Asking Sale Price: \$600k / Est. Taxes: 13,900 Annual.



Street View – Broad St.

Legend
1091 Broad St

8.23 ft

Google Earth

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Street View – Delaware Ave

Legend
1091 Broad St

7.73 ft

Google Earth

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Committee Room



Breakroom - Kitchenette



One of Numerous Offices



Filing /Office Area

