

**1102-1105 FOREST HILLS DRIVE**  
SALIX, PA**Phone:**  
**814-535-8675****ADDRESS:** 1102-1105 Forest Hills Drive  
Salix, PA 15952  
[\(Map\)](#)  
**COUNTY:** Cambria  
**BLDG. SIZE:** 9,240 Sq. Ft.  
**LOT SIZE:** 0.43 Acres**Property Description**

YEAR BUILT:		RAIL:	None
QUALITY:	Good to Excellent	GAS:	No
OFFICE SQ.FT.:	1,680 sq. ft. 3,380 sq. ft. - Warehouse	WATER:	Adams Township
ROOF:	Shingles	SEWER:	Adams Township
FLOORS:	Mixed	POWER:	Penelec
WALLS:	Mixed	HEAT:	Hot Water
CEILING:	Mixed	AIR CONDITIONING:	None
ELEVATOR:	None	MISCELLANEOUS:	
CRANES:	None	ZONING:	UR
LOADING DOCKS:	None	PARKING:	Yes
MAJOR HIGHWAYS:	5 miles	LAST USE:	
AIRPORT DISTANCE:	5 miles	EXTRAS:	

**Listing Information**

Asking Price:	\$225,000	Possession:	Negotiable
Price per SF:	Negotiable	Pricing Comments:	For sale or lease
Listing Agent:	Doug Oakley, Coldwell Banker Prestige Realty <a href="tel:814.269.4411">814.269.4411</a> or <a href="tel:814.243.6951">814.243.6951</a> / <a href="mailto:dsoakley@atlanticbb.net">dsoakley@atlanticbb.net</a>		

**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](http://www.jari.com)**

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**COMMENTS:**

There is 1,680 sq. ft. of available space with an oversized 34 x 50 heated garage for lease. In addition, 4 plus parking spaces. The zoning UR/Urban residential. Occupancy is negotiable. The rental rate is also negotiable depending on use and length of lease. The rates would start at \$8.00/sq.ft. This building is also available for sale and has a total of 9,240 sq. ft. plus the garage and extra lot across the street at 1105 Forest Hills Drive. This offers a great opportunity for contractors, manufacturers, and investors as it has a finished residence on the second floor and 2 areas for rentals on the third floor. All utilities are available and to be negotiated. A very convenient location and close to the Galleria, transportation, airlines, and other shopping and professional buildings.