

**1114 Scalp Avenue
JOHNSTOWN, PA**



ADDRESS: 1114 Scalp Avenue
Johnstown, PA 15904
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 4,600 Sq. Ft.

LOT SIZE:

Property Description

YEAR BUILT:	1981	RAIL:	No
QUALITY:		GAS:	Dominion Peoples
OFFICE SQ.FT.:	2,400 sq. ft.	WATER:	Highland Sewer & Water Authority
ROOF:	Shingles	SEWER:	Highland Sewer & Water Authority
FLOORS:	Concrete	POWER:	Penelec
WALLS:	Concrete block	HEAT:	Forced Air
CEILING:	12'	AIR CONDITIONING:	Yes
ELEVATOR:	No	MISCELLANEOUS:	Will remodel to suit tenant
CRANES:	No	ZONING:	Commercial
LOADING DOCKS:	No	PARKING:	Paved lot
MAJOR HIGHWAYS:	1.5 miles to Route 219	LAST USE:	Repair Service Center
AIRPORT DISTANCE:	8 miles - Johnstown	EXTRAS:	Includes the Pizza Hut and 2 garages

Listing Information

Asking Price: \$398,900 **Possession:** Immediate

Price per SF: **Pricing Comments**

Listing Agent: Bob Colvin, RE/MAX Team, REALTORS
[814.262.7653](tel:814.262.7653) or rcolvin@remax.net

Comments:

Building is divided into 3 rental units: 1) Pizza Hut - Leased; 2) 1,200 sq. ft. office; 3) Retail and double garage with bathrrom all on 1st floor, plus 2nd floor newer offices and bathroom and furnace.

MLS#: 094103112	Stories: 2	1114 Scalp Avenue	Bldg SqFt: 4,864	Status: Active
List Date: 08/28/2009	Year Blt:	Johnstown, PA 15904	Area: 200	Acreage: 0.30
List Price: \$412,000			Type: Commercial	Office, Office Building, Other, Restaurant, Service



Contact Information		
Listing Firm:	RE/MAX TEAM, REALTORS	
Listing Agent:	Robert Colvin ABR CDPE, CRS GRI	
Office Phone:	(814) 262-7653 ext. 150	
Toll Free #:	(888) 266-9677	
Home Phone:	(888) 266-9677 ext. 150	
Cell Phone:	(814) 421-5643	
Fax #:	(814) 266-1555	
Agent Email:	rcolvin@remax.net	
Co-Lister:	Donald Colvin	
Co Office Ph:	(814) 262-7653 ext. 113	Co Cell Ph: (814) 418-3021
Co Home Ph:	(814) 266-2396	Co Fax #: (814) 266-1555
Co Toll Free Ph:	(888) 266-9677	
Co Email:	DonColvin@remax.net	
Owner Name:	Gary A & Susan E Hale	
Occupant/Phone:		

Listing Information/ Expenses		
Lot Size:	90x145	# Pkg Spaces: 2
Ann Taxes:		# Garage Stl: 2
Ann Utilities:		Garage: Attached
Ann Insurance:		Pkg Descr: Paved, Private Parking Lot
Ann Mgmt:		SqFt Lev 1: 3632
Ann Other:		SqFt Lev 2: 1232
Asset Sale:	Real Estate	SqFt Lev 3:
Flood Zone:	Unverified	SqFt Lev 4:
Zoning:	Commercial	SqFt Lev 5:
Basement:	Slab	SqFt Basemt:
Region:	214 Richland Twp.	
Schl Dist:	Richland	
Subdivision:		
Business Name:		
Business Info:	Owner Owns Property	
Prop Use:	Office, Office Building, Other	
Special Info:	Seller Disclosure, SQ FT by Agent measurements, SQ FT by Courthouse records	
Road Type:	Paved, Public Street	
Driveway:	Blacktop	
Landscaping:	Fully Landscaped	

Agent Information			
Internal ID:		Min Comm:	
Comp BA:	3.000% \$0	Agent Owned:	No
Comp SA:	0.000% \$0	Excl Buyers:	No
Comp TL:	3.000% \$0	All of Parcel:	Yes
D/Var BA:	No	Security:	No
D/Var SA:	No	Sign:	Yes
D/Var TL:	No	Ownership:	
Tax Map #:	50-27-216	Occupancy:	Tenant, Vacant
List Type:	Exclusive Right to Sell		
Terms Avail:	Cash, Conventional, FHA, VA		
Show Instruct:	24 Hours Notice, Appointment Only, Call Listing Office, CLAW/RESULTS AFTER SHOW		
Legal Descr:	DBV#1115-500		
Contingency:	None		
Possession:	Close of Escrow		
LBox/SN/Loc:	Yes / / Front door		
Virtual Tour:	http://www.visualtour.com/show.asp?sk=13&T= under construction		
HmOwn Dues:		Tax Amount:	\$7,269
Frequency:		Tax Year:	2009
Amount:		Assessments:	\$89,360
Pays For:		Warranty:	

Specifications / Commercial Information			
Heating:	Forced Air	Fencing:	None
Cooling:	Central Air	Voltage:	
Water:	Public Water Service	Rail Type:	
Sewer:	Public	Amperage:	
Fuel Type:	Gas	Docks:	
Construction:	Frame, Vinyl	Elec Phase:	
Roof:	Shingle	Fire Sprinklers:	

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Business Opportunity Information

Mo. Lease:	Lse Term Rem:	NOI:
Ann Expenses:	FT Empl:	Descr Owned Equip:
Ann Sales:	PT Empl:	Descr Lsd Equip:
Est Inventory Val:	Reason for Selling:	

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Address #:					
Ann. Rent:	\$650	\$650	\$400	\$1,770	
Lse Expires:					
Ceiling Ht:					
Garage Dr Ht:					
Occupied:	No	No	No	Yes	No

Owner Information

Owner:	Gary A & Susan E Hale	Phone:
Email:		Fax:
Address:	PA	

Inclusions:

Exclusions:

Public Description:

AD#3017...What an opportunity with this commercial building located off a major road in Richland Township!This building comes equipped with a 2 car garage space,vacant office space on the main floor, as well as office space on the second floor, and an additional space,currentlly used as a Pizza Hut. This is a great investment! Call today!

Agent Comments:

Call Julie for all appointments and feedback (814) 262-7653 ext 111. Sq ftg by agent/tax card. Please secure property upon departure.Most utilities separated or prorated.Buyers must sign a confidentiality agreement to gain access to the Commercial Property Information sheet, as well as Lease agreements(see doc area).

Directions:

Off of Scalp Avenue.Look for signs!