



**1728 Bedford Street**  
JOHNSTOWN, PA

**Phone:**  
**814-535-8675**



**ADDRESS:** 1728 Bedford Street  
Johnstown, PA 15902  
[\(Map\)](#)

**COUNTY:** Cambria

**BLDG. SIZE:** 1,392 Sq. Ft.

**LOT SIZE:** .9 Acres

**Property Description**

YEAR BUILT:		RAIL:	No
QUALITY:		GAS:	Dominion Peoples
OFFICE SQ.FT.:	1,392 Sq. Ft.	WATER:	Johnstown Water Authority
ROOF:	Flat	SEWER:	Johnstown Regional Sewage
FLOORS:		POWER:	Penelec
WALLS:		HEAT:	Gas Hot Water
CEILING:		AIR CONDITIONING:	No
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Commercial
LOADING DOCKS:	No	PARKING:	Paved/Private
MAJOR HIGHWAYS:	Rt. 56 & 219 - 1 mile	LAST USE:	
AIRPORT DISTANCE:	2 miles to Johnstown Airport	EXTRAS:	2 built in coolers

**Listing Information**

Asking Price:	\$89,900	Possession:	Close of Escrow
Price per SF:		Pricing Comments	Now with no inclusions
Listing Agent:	Bob Colvin, RE/MAX Team REALTORS 814.262.7653 or rcolvin@remax.net		

**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**

All information provided is considered reliable, but no warranty or representation is made as to the accuracy thereof and same is submitted subject to errors, omission, change of price, rental or other conditions, without notice. No liability of any kind is to be imposed on the corporation herein

MLS#: 094103034	Stories: 1	<b>1728 Bedford Street</b>	Bldg SqFt: 1,392	Status: Active
List Date: 06/19/2009	Year Blt:	<b>Johnstown, PA 15902</b>	Area: 200	Acreage: 0.97
List Price: \$124,900			Type: Commercial	Distributor, Other



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:	<a href="mailto:rcolvin@remax.net">rcolvin@remax.net</a>	
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:	<a href="mailto:DonColvin@remax.net">DonColvin@remax.net</a>	
Owner Name:	Clarence W Seftic	
Occupant/Phone:		

Listing Information/ Expenses		
Lot Size:	169.2x249	# Pkg Spaces:
Ann Taxes:		# Garage Stl: 2
Ann Utilities:		Garage: Attached
Ann Insurance:		Pkg Descr: Paved
Ann Mgmt:		SqFt Lev 1: 1232
Ann Other:		SqFt Lev 2:
Asset Sale:	Real Estate	SqFt Lev 3:
Flood Zone:	Unverified	SqFt Lev 4:
Zoning:	Commercial	SqFt Lev 5:
Basement:	None	SqFt Basemt:
Region:	217 Stony Creek	
Schl Dist:	Greater Johnstown Area	
Subdivision:		
Business Name:		
Business Info:	Owner Owns Property	
Prop Use:	Distributor	
Special Info:	Seller Disclosure, SQ FT by Agent measurements, SQ FT by Courthouse records	
Road Type:	Public Street	
Driveway:	Blacktop	
Landscaping:	Partially Landscaped, Trees	

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 #:	57-08-503	Occupancy: Owner
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#1434-296	
Contingency:	None	
Possession:	Close of Escrow	
LBox/SN/Loc:	No / / N/A	
Virtual Tour:	<a href="http://www.visualtour.com/show.asp?sk=13&amp;T= under construction">http://www.visualtour.com/show.asp?sk=13&amp;T= under construction</a>	
HmOwn Dues:		Tax Amount: \$1,550
Frequency:		Tax Year: 2008
Amount:		Assessments: \$18,720
Pays For:		Warranty:

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

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Business Opportunity Information		
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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:					
Lse Expires:					
Ceiling Ht:					
Garage Dr Ht:					
Occupied:	No	No	No	No	No

Owner Information		
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Owner:	Clarence W Seftic	Phone:
Email:		Fax:
Address:	PA	

Inclusions:

NEGOTIABLE: Equipment, Delivery vehicles, Liquor License

Exclusions:

Public Description:

AD#3287...LOCATION, LOCATION, LOCATION! Great business opportunity with this commercial building located off of a main street in Johnstown. This building has two built in coolers, an office space, 2 garage bays, and spacious parking lot. Plenty of room for expansion! 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.

Directions:

Off of Bedford Street, right past Big Dogz Bar & Grill. Look for signs!