

AUTOMOTIVE/SERVICE STATION
JOHNSTOWN, PA

Phone:
814-535-8675



ADDRESS: 1620 Ferndale Avenue
Johnstown, PA 15905
[\(Map\)](#)

COUNTY: Cambria

BLDG. SIZE: 4,432 Sq. Ft.

LOT SIZE:

Property Description

YEAR BUILT:		RAIL:	No
QUALITY:		GAS:	Dominion Peoples
OFFICE SQ.FT.:		WATER:	Johnstown Water Authority
ROOF:		SEWER:	Johnstown Sewer Authority
FLOORS:		POWER:	Penelec
WALLS:		HEAT:	Electric, Gas, Hotwater
CEILING:		AIR CONDITIONING:	Ceiling Fans
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Commercial
LOADING DOCKS:	No	PARKING:	Paved
MAJOR HIGHWAYS:	Route 56, 22 and 219	LAST USE:	
AIRPORT DISTANCE:	6 miles	EXTRAS:	

Listing Information


Asking Price:	\$79,900	Possession:	Close of Escrow
Price per SF:		Pricing Comments:	
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#:	074102175	Stories:	2	1620 Ferndale Avenue	Bldg SqFt:	4,432	Status:	Active
List Date:	05/31/2007	Year Blt:		Johnstown, PA 15905	Area:	200	Acreage:	0.13
List Price:	\$89,900				Type:	Commercial	Apartments, Automotive, Service Station	



Contact Information		
Listing Firm:	RE/MAX TEAM, REALTORS	
	Listing Agent: Robert Colvin ABR CRS GRI OA	
	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:	Albert E. Zuccolotto	
Occupant/Phone:	Eleanor J. Zuccolotto	

Listing Information/ Expenses		
Lot Size:	252x23	# Pkg Spaces:
Ann Taxes:		# Garage Stl: 3
Ann Utilities:		Garage: Integral
Ann Insurance:		Pkg Descr: Garage, Paved , Private Parking Lot
Ann Mgmt:		SqFt Lev 1: 2216
Ann Other:		SqFt Lev 2: 2216
Asset Sale:	Real Estate	SqFt Lev 3:
Flood Zone:	Unverified	SqFt Lev 4:
Zoning:	Commercial	SqFt Lev 5:
Basement:	Slab	SqFt Basemt:
Region:	225 Yoder Twp. Upper	
Schl Dist:	Westmont Hilltop	
Subdivision:		
Business Name:		
Business Info:	Owner Owns Property	
Prop Use:	Automotive, Service Station	
Special Info:	Seller Disclosure, SQ FT by Agent measurements, SQ FT by Courthouse records, Utility Cost Available	
Road Type:	Paved, Public Street	
Driveway:	Blacktop	
Landscaping:	No Landscaping	

Agent Information		
Internal ID:		Min Comm:
Comp BA:	3.000% \$0	Agent Owned: No
Comp SA:	3.000% \$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 #:	62-23-139	Occupancy: Tenant
List Type:	Exclusive Right to Sell	
Terms Avail:	Cash, Conventional, FHA, VA	
Show Instruct:	Appointment Only, Call Listing Office, CLA W/RESULTS AFTER SHOW	
Legal Descr:	DBV/113/83	
Contingency:	None	
Possession:	Close of Escrow	
LBox/SN/Loc:	No / / None	
Virtual Tour:	http://www.visualtour.com/shownp.asp?SK=13&T=1060461	
HmOwn Dues:		Tax Amount: \$2,588
Frequency:		Tax Year: 2007
Amount:		Assessments: \$24,360
Pays For:		Warranty:

Specifications / Commercial Information			
Heating:	Hot Water	Fencing:	None
Cooling:	Ceiling Fans	Voltage:	
Water:	Public Water Service	Rail Type:	
Sewer:	Public	Amperage:	200
Fuel Type:	Electric, Gas	Docks:	
Construction:	Concrete Block	Elec Phase:	
Roof:	Membrane/Rubber, 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: All equipment is negotiable.
Est Inventory Val:	Reason for Selling:	

	Unit 1	Unit 2	Unit 3	Unit 4	Unit 5
Address #:					
Ann. Rent:	\$200	\$260			
Lse Expires:					
Ceiling Ht:					
Garage Dr Ht:					
Occupied:	Yes	Yes	No	No	No

Owner Information

Owner:	Albert E. Zuccolotto	Eleanor J. Zuccolotto	Phone:
Email:			Fax:
Address:	PA		

Inclusions:

Garage: 1 compressor, 1 lift, 2 bays, 3 new garage doors
 Apartments: 1 Elec. stove, 1 Fridge, ceiling fans

Exclusions:

Negotiable: Tolls, lifts, equipment, computers

Public Description:

Ad#3687...Prime location for Business plus earn extra income with two additional apartments! Great investment property. 3 Garage Bays, private parking. 1 apt is 2 bedroom/1 bath with seperate dining room and family room with hardwood floors. 2nd apt is 1 bedroom/1 bath with eat-in kitchen, living room, full bath. A VISUAL TOUR IS AVAILABLE FOR THIS PROPERTY BY EMAIL!

Agent Comments:

Call Julie for appointments at (814) 262-7653 ext. 111. NO LOCKBOX. Electrical service is 200amp. Vinyl, dual pane windows, roof:shingles/rubber, Apartments have seperate elec. water tanks, GHWA w/ new furnace, 1 elec stove, 1 fridge included. Both apts currently rented month/month. Former Zuccolotos Garage...Garage: 3 bays, new garage doors, 1 compressor, 1 lift. Negotiable: tools, lifts, equipment, computers. Sq ft by agent/tax card.

Directions:

From Bentwood Ave-Bear RIGHT (southwest) onto McCort PI-Turn RIGHT (northwest) onto SR-756 / Ohio St-Turn LEFT (southwest) onto SR-403 / Central Ave -Bear RIGHT (west) onto Fleming Ave-Arrive at 1620 Ferndale Avenue. Look for signs!