

**Former Johnstown Brewing Company**  
JOHNSTOWN, PA

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



**ADDRESS:** 942 Pinegrove Lane  
Johnstown, PA 15905  
[\(Map\)](#)

**COUNTY:** Cambria

**BLDG. SIZE:** 6,819 Sq. Ft.

**LOT SIZE:** 3.9 Acres

**Property Description**

YEAR BUILT:	Unknown	RAIL:	No
QUALITY:		GAS:	Dominion Peoples
OFFICE SQ.FT.:	6,819 sq. ft.	WATER:	Johnstown Water Authority
ROOF:	Shingle	SEWER:	Johnstown Sewer Authority
FLOORS:	Ceramic tile, wood, carpet	POWER:	Penelec
WALLS:		HEAT:	Gas Hot Water
CEILING:		AIR CONDITIONING:	Central
ELEVATOR:	No	MISCELLANEOUS:	
CRANES:	No	ZONING:	Commercial
LOADING DOCKS:	No	PARKING:	Paved Lot
MAJOR HIGHWAYS:	Route 56 & 219	LAST USE:	Bar/Restaurant
AIRPORT DISTANCE:	10 miles - Johnstown	EXTRAS:	Turnkey Business Opportunity Liquor License Available

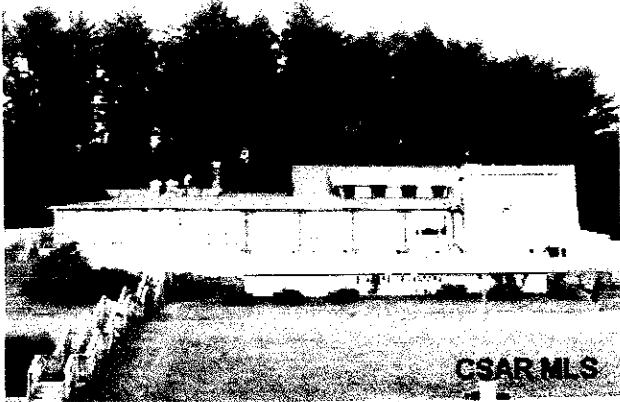
**Listing Information**

Asking Price:	\$560,000	Possession:	Close of Escrow
Price per SF:		Pricing Comments:	
Listing Agent:	Bob Colvin, RE/MAX Team, REALTORS 814.262.7653		

**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

<b>MLS#:</b> 094103053	<b>Stories:</b> 2	<b>942 Pinegrove Lane</b>	<b>Bldg SqFt:</b> 6,819	<b>Status:</b> Active
<b>List Date:</b> 07/09/2009	<b>Year Blt:</b>	<b>Johnstown, PA 15905</b>	<b>Area:</b> 200	<b>Acres:</b> 3.90
<b>List Price:</b> \$595,000			<b>Type:</b> Commercial	<b>Bar/Tavern, Restaurant</b>



**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:**  
**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:**  
**Owner Name:** Mainline Bank  
**Occupant/Phone:**

**Lot Size:** 3.9 acres **# Pkg Spaces:**

**Ann Taxes:** **# Garage Stl:** 0

**Ann Utilities:** **Garage:** None

**Ann Insurance:** **Pkg Descr:** Private Parking Lot

**Ann Mgmt:** **SqFt Lev 1:** 5760

**Ann Other:** **SqFt Lev 2:** 1059

**Asset Sale:** Both **SqFt Lev 3:**

**Flood Zone:** Unverified **SqFt Lev 4:**

**Zoning:** Commercial **SqFt Lev 5:**

**Basement:** Full Basement **SqFt Basemt:** Partial Finish

**Region:** 216 Southmont Boro

**Schl Dist:** Westmont Hilltop

**Subdivision:**

**Business Name:**

**Business Info:**

**Prop Use:** Bar/Tavern

**Special Info:** Seller Disclosure, SQ FT by Agent measurements, SQ FT by Courthouse records

**Road Type:** Public Street

**Driveway:** Blacktop

**Landscaping:** Fully Landscaped

**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 #:** 55-33-100.3 **Occupancy:** Vacant

**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#1867-435

**Contingency:** None

**Possession:** Close of Escrow

**LBox/SN/Loc:** No / /

**Virtual Tour:** <http://www.visualtour.com/show.asp?sk=13&T= under construction>

**HmOwn Dues:** **Tax Amount:** \$16,458

**Frequency:** **Tax Year:** 2008

**Amount:** **Assessments:** \$145,100

**Pays For:** **Warranty:**

**Heating:** Hot Water **Fencing:** None

**Cooling:** Central Air **Voltage:**

**Water:** Public Water Service **Rail Type:**

**Sewer:** Public **Amperage:**

**Fuel Type:** Gas **Docks:**

**Construction:** Frame, Stone **Elec Phase:**

**Roof:** Shingle **Fire Sprinklers:**

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<b>No. Lease:</b>	<b>Lse Term Rem:</b>	<b>NOI:</b>
<b>Ann Expenses:</b>	<b>FT Empl:</b>	<b>Descr Owned Equip:</b>
<b>Ann Sales:</b>	<b>PT Empl:</b>	<b>Descr Lsd Equip:</b>
<b>Est Inventory Val:</b>	<b>Reason for Selling:</b>	

**Address #:**

**Ann. Rent:**

**Lse Expires:**

**Ceiling Ht:**

**Garage Dr Ht:**

**Occupied:**      No                              No                              No                              No                              No

<b>Owner:</b> Mainline Bank	<b>Phone:</b>
<b>Email:</b>	<b>Fax:</b>
<b>Address:</b> PA	

**Inclusions:**

**Exclusions:**

**Public Description:**

AD#4077...Turnkey business opportunity on 3.9 acres of land!The main floor is equipped with a foyer,main dining room,bar,private dining room,offices,2 restrooms,and commercial kitchen.The kitchen has a walk in cooler,walk in freezer,and hood unit.Plaster and wood walls,oak and pine trim throughout main floor.Ceramic tile in the restrooms.The upper level has an apartment with plaster walls,and 2 bedrooms. The lower level is partially finished with a lounge/bar area,dance floor,2 sets of restrooms,and so much more! 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.Liquor license is available to trasfer to qualified buyer pending approval from the PLCB.

**Directions:**

From Menoher Blvd turn onto Pinegrove Lane.Look for signs!