

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

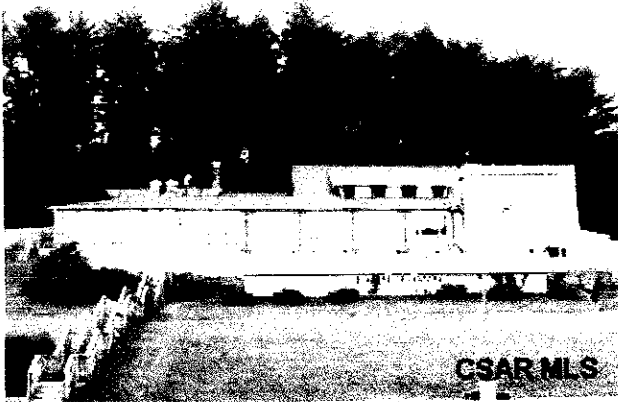
Listing Information

Asking Price:	\$540,000	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.

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



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 Home Ph: (814) 266-2396
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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No. 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:	

Address #:

Ann. Rent:

Lse Expires:

Ceiling Ht:

Garage Dr Ht:

Occupied: No No No No No

Owner: Mainline Bank	Phone:
Email:	Fax:
Address: 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!