

1605 Scalp Avenue

1605 Scalp Avenue
Johnstown, PA 15904
Cambria County

FOR SALE

Inquire Today at (814) 535-8675



Property Description

- 19 acres
- Highlands water
- Highlands sewer
- Gas: Dominion
- Electric: Penelec

Listing Information

- Available immediately
- For sale

Comments: Will divide into two tracts of approximately 10 acres each. Direct access to Route 56 and about 2 miles from the airport.

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, omissions, change of price, rental or other conditions, without notice. No liability of any kind is to be imposed on the corporation herein.

JARI 
Growing Your Region

245 Market Street
Suite 200
Johnstown, PA 15901
www.jari.com

Listing Agent: Robert Varner
Pennswood Commercial Realty LLC
116 Union Ave, Altoona, PA 16602
bvarner@atlanticbb.net
814.418.4495

PARCELS AVAILABLE
Bob Varnier
LENSWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

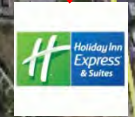
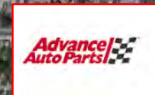


19.0 Acre Commercial Site

JOHNSTOWN PA.
(Richland Twp.)



Site



Google earth

**RICHLAND TOWNSHIP, CAMBRIA COUNTY
C2- GENERAL COMMERCIAL ZONING**

30,000 CPD

OLLIE'S
Bargain
OUTLET

**8.35 ACRES
465' FRONTAGE**

**11.11 ACRES
940' FRONTAGE**

**RITE
AID**

TO JOHNSTOWN

SCALP AVE.

TO WINDBER

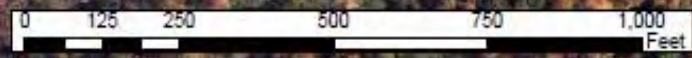
THEATRE DR.

Schwartz
Auto Parts



H.F. LENZ COMPANY
1407 Scalp Avenue
Johnstown, PA 17004
Phone: 814-269-9300
FAX: 814-269-9301
www.hflen.com

Engineers Planners Surveyors Energy Consultants



1609 Scalp Ave. Johnstown Pa. / 19.0 +/- Acre Commercial Tract.



Unopened Gary St

EISENHOWER BLVD.

OLLIE'S
Bargain
OUTLET

458' (+-)

3.79 ACRES

240' (+-)

4.28 ACRES

50'

Existing Sanitary Sewer Main

Existing Storm Sewer Main

SCALP AVE.

Existing Water Main

Existing Gas Main

Schwartz
Auto Parts

**RICHLAND TOWNSHIP, CAMBRIA COUNTY
C2-COMMERCIAL 2**

Permitted use: Hotel
Minimum Lot Area = 20,000 S.F.
Maximum Building Coverage = 40%
Minimum Frontage = 50'

Yard Setbacks

Front Yard: Not less than 50 feet.

Side Yard: Not less than 50 feet where abutting a street or alley.
None required for interior lot, except where abutting upon an R District, where there shall be provided a side yard equal to 25 feet if abutting such R District, plus a buffer area of not less than 15 feet.

Rear yard: Not less than 25 feet,
plus a fifteen-foot buffer when abutting an R District.

Height Regulations = 35' Maximum



Left Tract of 8.35 Acres. shown with a proposed subdivision

Recent Aerial
1609 Scalp Ave. Johnstown Pa.
19.0 + Acres (will subdivide)



8.35 Acs.
465' Front

11.11 Acs.
940' Frontage



PARCELS AVAILABLE

Bob Varner
LENNSWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

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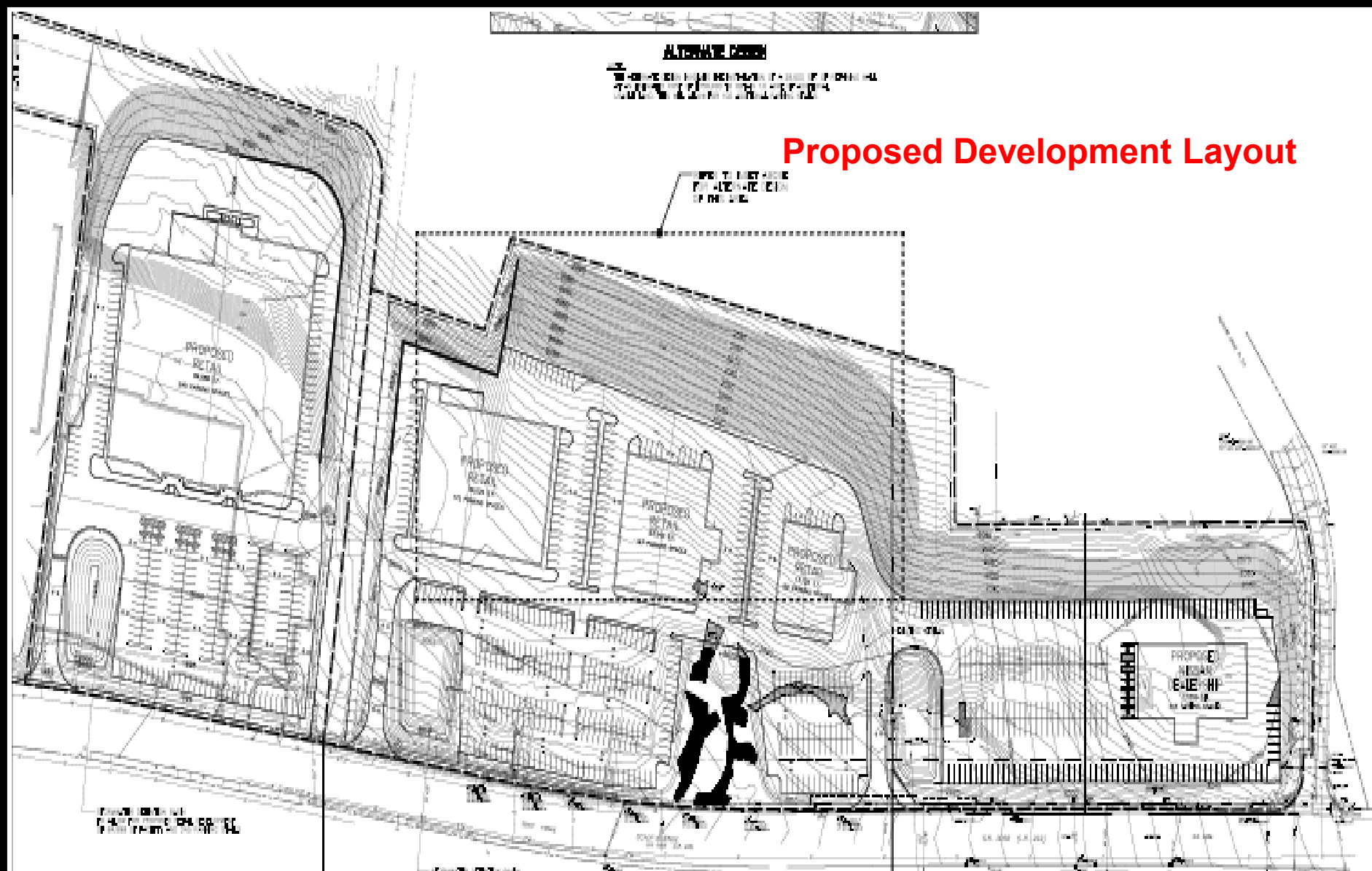
40°15'58.88" N 78

1993

ALTERNATE DESIGN

TO BE REVIEWED BY THE BOARD OF SUPERVISORS
ON THE DATE OF THE PUBLIC HEARING

Proposed Development Layout



PROPOSED WALKWAY
FOR ACCESS TO
PARKING LOT

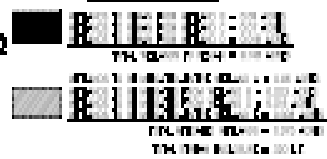
PROPOSED WALKWAY
FOR ACCESS TO
PARKING LOT

PROPOSED WALKWAY
FOR ACCESS TO
PARKING LOT

ENTERTAINMENT AREA A
TOTAL AREA = 100,000 SQ. FT.
VEHICLE HIGH = 500 FEET

DEVELOPMENT AREA B INCLUDES NEIGHBORHOOD DEVELOPMENT
TOTAL AREA = 100,000 SQ. FT.
VEHICLE HIGH = 500 FEET

NEIGHBORHOOD CENTER



PROPOSED WALKWAY

PROPOSED WALKWAY
TOTAL AREA = 100,000 SQ. FT.
VEHICLE HIGH = 500 FEET

