

# 626 Galleria Drive

# \$500,000

# FOR SALE

626 Galleria Drive  
Johnstown, PA 15904  
Cambria County  
Richland Township



## Property Description

- 17,655 sq. ft.
- 2.5 acres
- Commercial building
- C-2 commercial zoning
- Built in 1999
- Excellent condition
- Electric: Penelec
- Gas: Dominion People
- Public water/sewage

## Listing Information

- Available immediately
- For lease only
- Lease price: \$500,000

Comments: This is a steal for pennies on the dollar! This is an outparcel in the power center next to the Johnstown Galleria Regional Mall. Co-tenants in the power center are James Van Zant Veterans Administration Clinic, Gander Outdoors, Planet Fitness, Ashley HomeStore, Tractor Supply, Staples, Dunham's Sports, and Chuck E Cheese's.

Other peripheral tenants around the mall are Applebee's, Aldi's, Perkins, Red Lobster, First National Bank, Taco Bell, Burger King, McDonald's, Mattress Warehouse, and Firestone. The 1.2 million sq. ft. mall is anchored by Sears, JCPenney, and Boscovs.

The building has open retail area consisting of 17,704 sq. ft., 125 parking spaces, 14 ft. high ceilings, sprinkler system, and rubber roof. This building has 3 phase, 600 amp service, cable & fiber optic as well as 2 loading docks (one street level) and 12' overhead doors.

Located just off of Route 219, within 1 mile off of 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.

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