

## Former NWSB Corner Office Building

**\$205,000**  
**\$2,000/month**

# FOR SALE FOR LEASE

1740 Lyter Drive  
Johnstown, PA 15905  
Cambria County  
Lower Yoder Township



### Property Description

- 6,000 total sq. ft.
- 3,000 office sq. ft.
- Good condition
- 2 stories
- Commercial building/zoning
- Public water and sewage
- Gas: Dominion Peoples
- Electric: Penelec/First Energy

### Listing Information

- Available immediately
- Sale price: \$205,000
- Lease price: \$2,000/month

Comments: 2 story building at a corner lot in the West Hills area of Johnstown. Former bank that lends itself to office/retail or restaurant. Abundant parking.

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](http://www.jari.com)

**Listing Agent: Bob Varner**  
**Pennswood Commercial Realty LLC**  
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For Lease or Sale

**Bob Varner**  
**ENNWOOD**  
COMMERCIAL REALTY, LLC.  
814-942-6300

1740 Lyter Dr. – Westwood / Johnstown Pa.

**ACE**  
HARDWARE

**RITE**  
**AID**

**DOLLAR**  
**GENERAL**

Westmont  
Rexall Drugs

**SUBWAY**  
eat fresh.

**PAPA JOHN'S**

**DQ**  
Grill & Chill

Edward  
Jones

**McDonald's**

**AMERISERV**  
BANK  
*Here to Serve*

**goodwill**

**Somerset**  
Trust COMPANY

Westmont  
Fitness

**BURGER**  
**KING**

**Eat'n Park**

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40°19'20.22" N 78°57'21.95" W elev 1787 ft eye alt 2316 ft

## 1740 Lyter Dr. – Westwood / Johnstown Pa.

- Corner Location – Good Parking.
- Lot Size: 50' x 60'
- Building Size: 6,000 sf. / 3,000 sf. p/floor
- Taxes: \$5,714 Ann.
- For Sale: \$205,000
- For Lease: \$2,000 p mo. p/floor

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40°19'18.20" N 78°

- Corner Location – Good Parking.
- Lot Size: 50' x 60'
- Building Size: 6,000 sf. / 3,000 sf. p/floor
- Taxes: \$5,714 Ann.
- For Sale: \$205,000
- For Lease: \$2,000 p mo. p/floor

53 Entrance Dr



Exit Street View

2

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40°19'18.13" N

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- **Corner Location – Good Parking.**
- **Lot Size: 50' x 60'**
- **Building Size: 6,000 sf. / 3,000 sf. p/floor**
- **Taxes: \$5,714 Ann.**
- **For Sale: \$205,000**
- **For Lease: \$2,000 p mo. p/floor**
- **Front View**



1730 Lyter Dr



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40°19'18.47" N

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**Interior Office – 1<sup>st</sup> Floor**



**Interior Corner Office – 1<sup>st</sup> Floor**

**Former Karen's Couture Location  
Now Available to Lease: 550 sf.**

30 Entrance Dr



Exit Street View



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40°19'17.88" N 78°57'20.63" W elev 1779 ft eye alt 1781 ft



**Former Karen's Couture (interior)  
Now Available to Lease: 550 sf.**