

## Westwood Plaza Bar/Restaurant

**\$399,000**  
**\$10/sf. NNN**

# FOR SALE FOR LEASE

1733 & 1735 Lyter Drive  
Johnstown, PA 15905  
Lower Yoder Twp.  
Cambria County



### Property Description

- 8,600 total sq. ft.
  - 4,900 sq. ft. bar/restaurant
  - 4,000 sq. ft. retail
- Year built: 1979 w/ expansions
- Commercial building/zoning
- Public water and sewage
- Gas: PNG
- Electric: Penelec (400 amp 3 phase)

### Listing Information

- Available immediately
- Sale Price: \$399,000
- Lease Price: \$10/sf. NNN

Comments: Former Westwood Gardens (4,900 sf) Bar/Restaurant in turn-key condition. All fixtures, furniture and equipment included. Building in excellent condition and ready for occupancy.

Former Wine & Spirits (4,000 sf) open span retail/office space adjacent to Bar/Restaurant.

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: Bob Varner**  
**Pennswood Commercial Realty LLC**  
116 Union Ave., Altoona, PA 16602  
bvarner@atlanticbb.net  
814.418.4495

**Former Westwood Gardens: 4,600 sf.  
Former Wine & Spirits: 4,000 sf.  
Total Bldg. : 8,600 sf.**

**For Lease or Sale**

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

**1733 & 1735 Lyter Dr., Johnstown Pa. (Westwood)**

**WINES & SPIRITS**

**Westmont Gardens**

- **Asking Selling Price: \$399,000 (entire building)**
- **Rental Rate: \$10.00 sf. Plus Taxes**
- **Annual axes: \$4,900 = .30 sf.**
- **All Fixtures, Furniture & Equipment included**
- **Liquor License available for \$50k**
- **Bar/Restaurant and Retail Space in excellent cond.**

**NO  
PARKING  
KEEP THIS  
LANE OPEN**



10 ft

Google Earth

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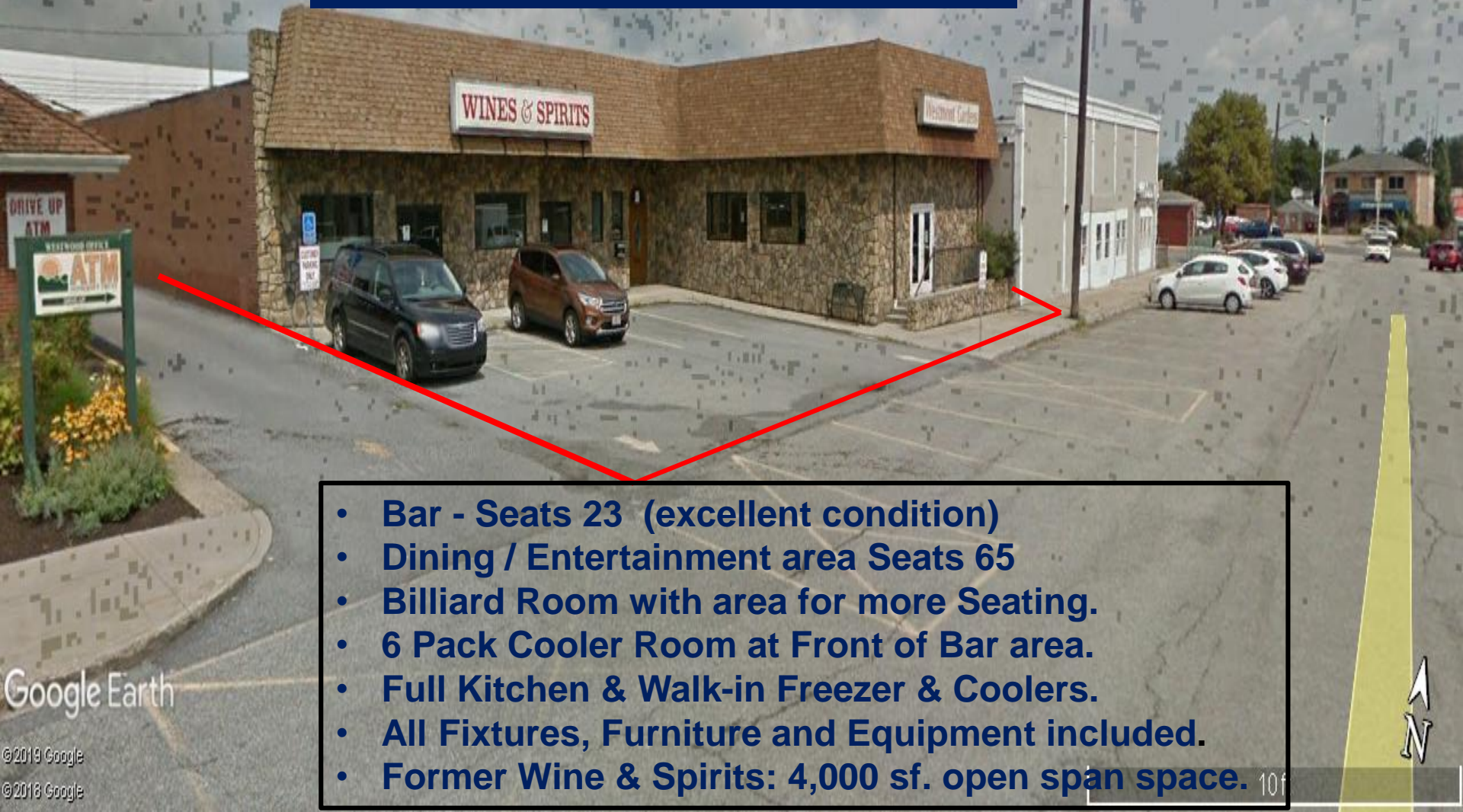


**1733 & 1755 Lyter Dr., Johnstown Pa. (Westwood)**

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- Bar - Seats 23 (excellent condition)
- Dining / Entertainment area Seats 65
- Billiard Room with area for more Seating.
- 6 Pack Cooler Room at Front of Bar area.
- Full Kitchen & Walk-in Freezer & Coolers.
- All Fixtures, Furniture and Equipment included.
- Former Wine & Spirits: 4,000 sf. open span space.

Google Earth

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Westmont  
Fitness



**1733 & 1755 Lyter Dr. – Westwood / Johnstown Pa.**

Edward  
Jones

DOLLAR  
GENERAL

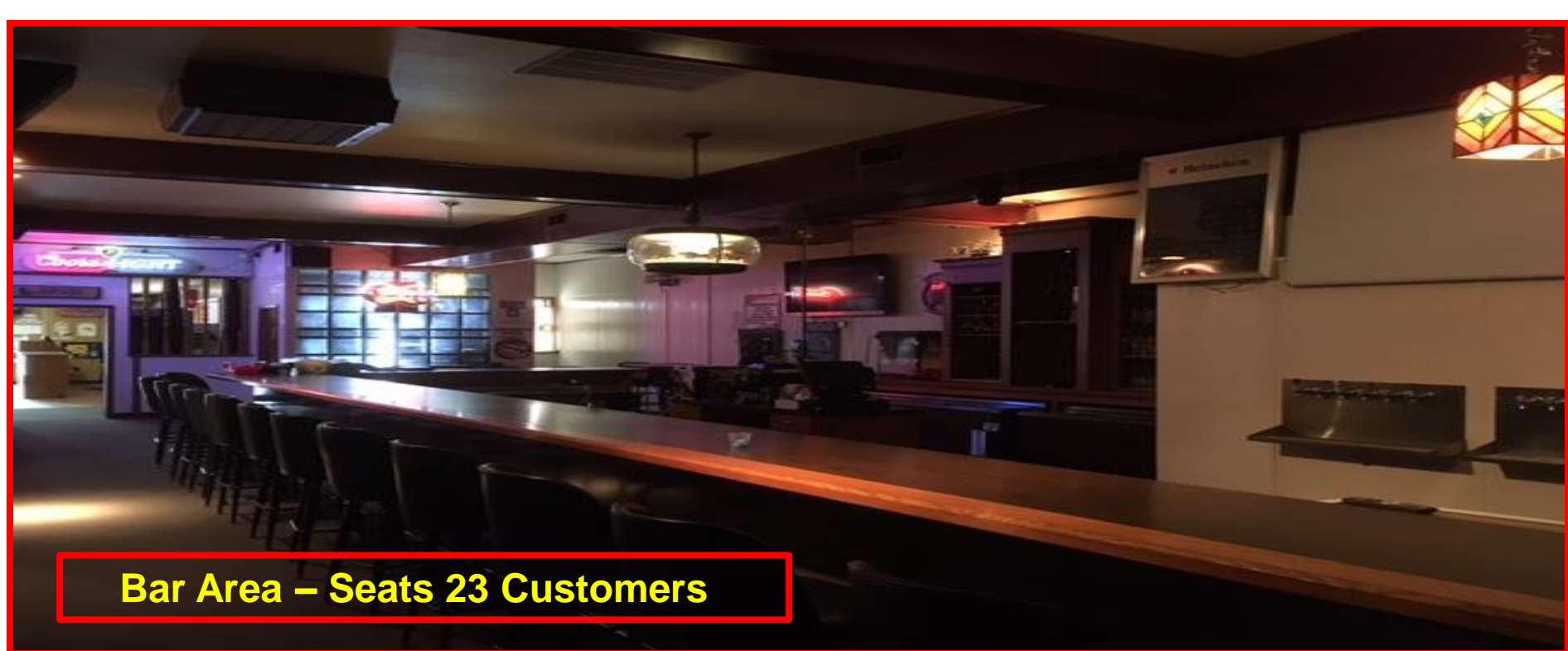


Westmont  
Rexall Drugs



100 ft

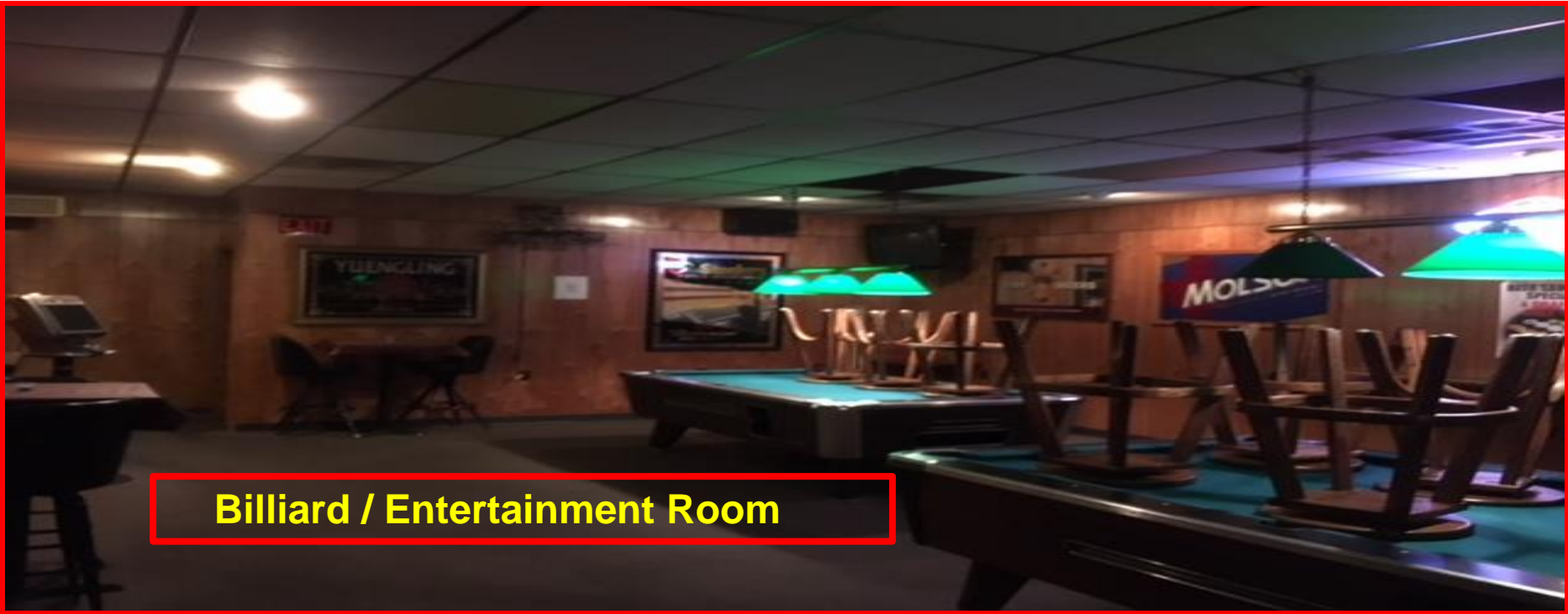




**Bar Area – Seats 23 Customers**



**Dining Area – Seats 65 Customers**



**Billiard / Entertainment Room**




**6 Pack Shop Area  
Substantial Cooler Space**





**Kitchen Area – All Equipment Incl.**

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- **40' x 100' = 4,000 sf. Retail / Office Space**
  - **Ceiling Height: 10'7"**
  - **Double Door rear receiving area.**
  - **Flat Rubber Roof**
  - **200 Amp Electrical Service**
  - **HVAC: Roof Top Unit**