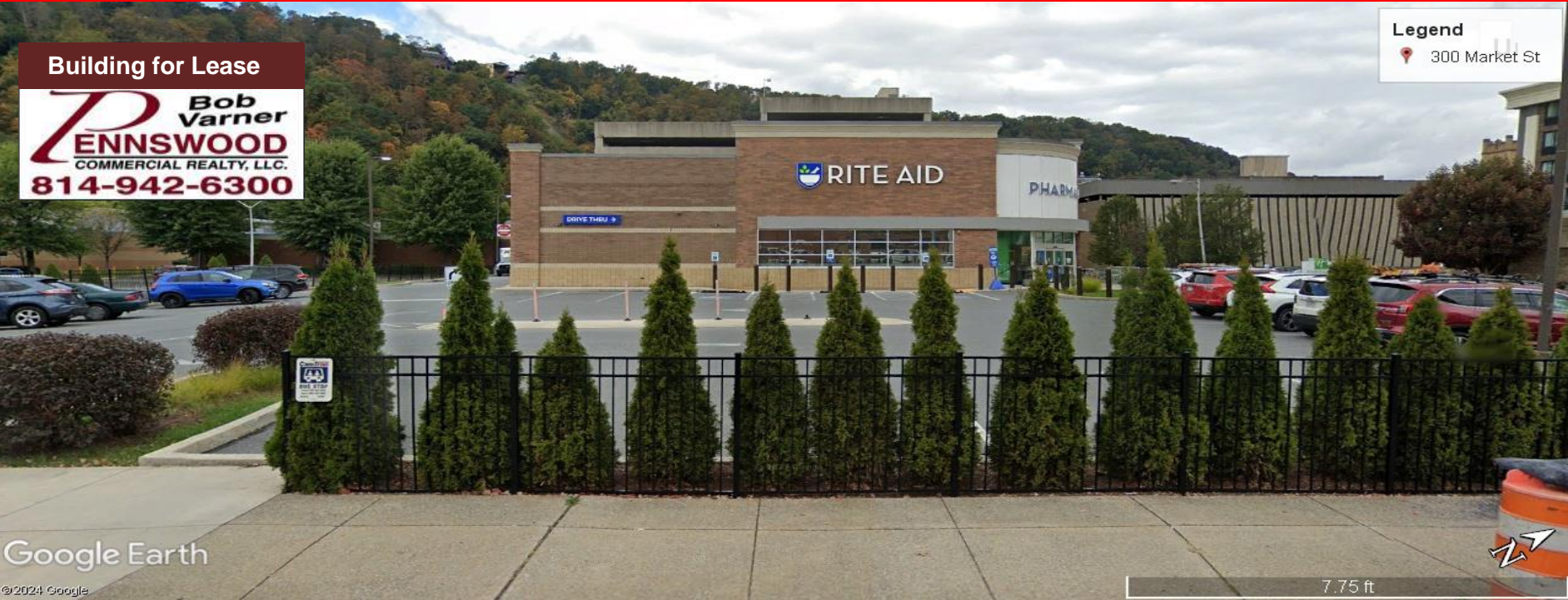


Building for Lease

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

Legend

300 Market St



Former Rite Aid 300 Market St., Johnstown Pa. 15901

Free Standing Building Size: 11,169 sf. / Lot Size: .86 Acres.

Parking Stalls: 29 including 3 Handicap Stalls.

2 Drive - thru lanes under canopy.

Roll up grade level door for deliveries with elevator to 2nd level.

Newly Constructed in 2017 – All mechanicals in excellent condition.

Full ingress & egress from Market St., and ingress from Vine St.

2 sided Pylon with digital display and excellent parking lot lighting.

Located at a signalized hard corner at Market /Vine Streets - Downtown Johnstown.

Asking Lease Rent: \$25.00 sf. nnn / Taxes: \$38,000 Ann.

Building for Lease

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

Former

**RITE
AID**

For Lease

Frank J. Pasquerilla
CONFERENCE CENTER

Joseph Johns
Apts.

**1ST SUMMIT
ARENA**
@ CAMBRIA COUNTY WAR MEMORIAL

UPMC
HILLMAN
CANCER CENTER

Town Hse.
Apts.

CROWN
AMERICAN
ASSOCIATES

Duke LIFEPOINT
HEALTHCARE
Conemaugh
Health System

AMERISERV
BANK
24 Hrs. & 7 Days

Duke LIFEPOINT
HEALTHCARE
Conemaugh
Health System

Holiday Inn

Gazebo Park

Franklin St

Market St

Walnut St

Morrell St

Washington St

William Penn Ave

Vine St

Stoney Creek St

Google Earth

800 ft

300 Market St., Johnstown Pa. 15901

- **Former Rite Aid – New Construction 2017**
- **11,169 sf. with Drive –Thru & 29 Parking Stalls**
- **Asking Rent: \$25.00 sf. nnn / Taxes: \$38,000 Ann.**

Bldg./Site for Lease

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

Frank J. Pasquerilla
CONFERENCE CENTER

Joseph Johns
Apts, 165 Units

Lincoln Lee Apts.
60 Units

300 Market St

Former

**RITE
AID**

For Lease

Duke LIFEPOINT
HEALTHCARE
Conemaugh
Health System


Holiday Inn

Market St

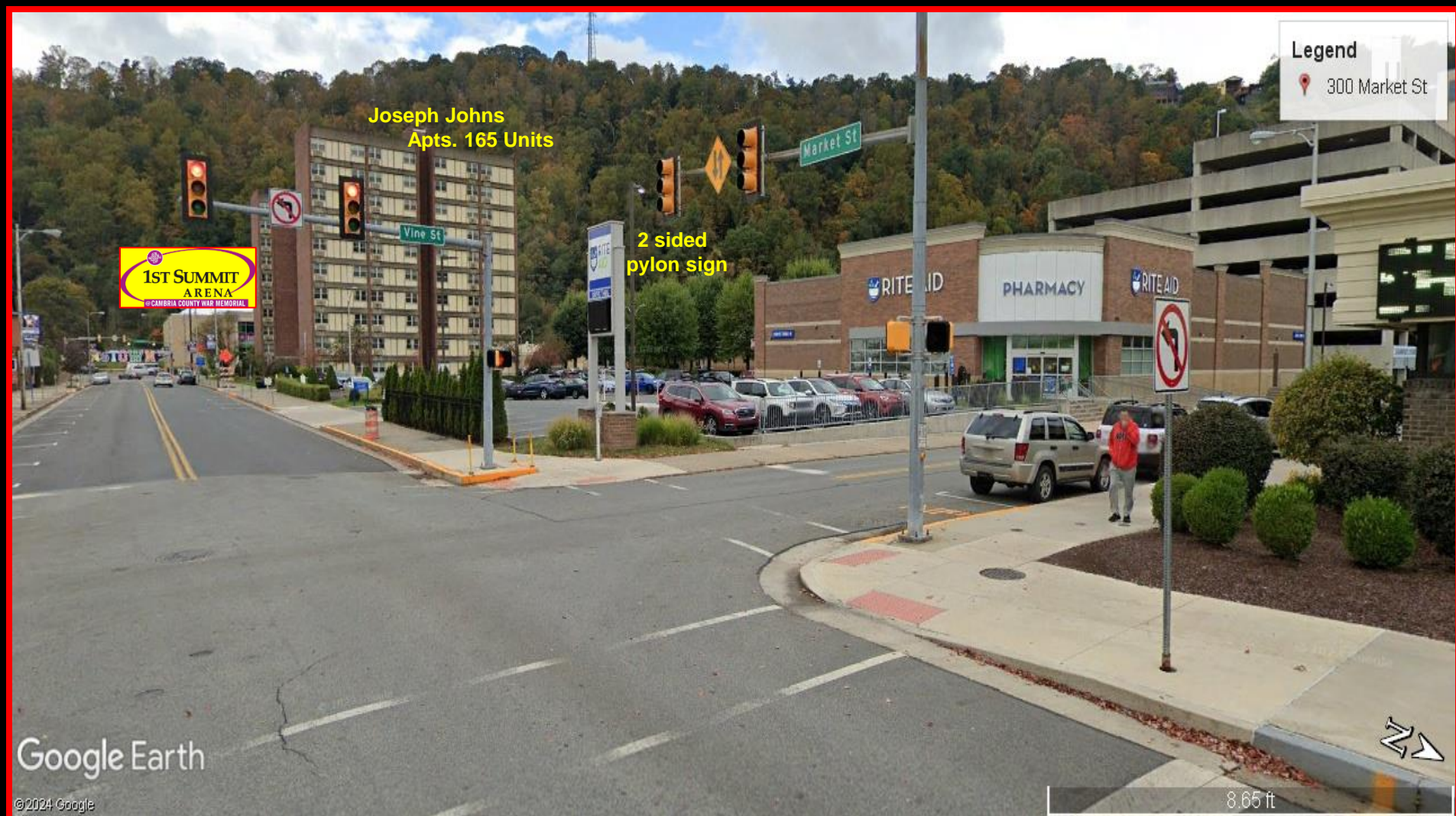
Google Earth

100 ft



300 Market St., Johnstown Pa. 15901

- Former Rite Aid – New Construction 2017
- 11,169 sf. with Drive –Thru & 29 Parking Stalls
- Asking Rent: \$25.00 sf. nnn / Taxes: \$38,000 Ann.



300 Market St., Johnstown Pa. 15901

- **Former Rite Aid – New Construction 2017**
- **11,169 sf. with Drive –Thru & 29 Parking Stalls**
- **Asking Rent: \$25.00 sf. nnn / Taxes: \$38,000 Ann.**

Legend

300 Market St



Joseph Johns
Apts. 165 Units

Market St.

Vine St.

Google Earth

©2024 Google

10 ft

Legend

300 Market St

Market St.

Google Earth

©2024 Google

8.34 ft



For Lease: 11,169 sf.

This photograph shows the exterior of a two-story brick building with a prominent curved white section on the upper level. Large windows are visible along the ground floor. A concrete walkway with a metal railing leads to the entrance. In the foreground, there is a paved road with double yellow lines. A multi-story parking garage is visible in the background to the right.



For Lease: 11,169 sf.

This photograph shows the same brick building from a different angle, focusing on the parking lot area. The building features a curved white section and large windows. A concrete walkway with a metal railing leads to the entrance. The foreground shows a paved parking lot with white lines and a concrete curb. A multi-story parking garage is visible in the background to the right.



All shelving and displays available



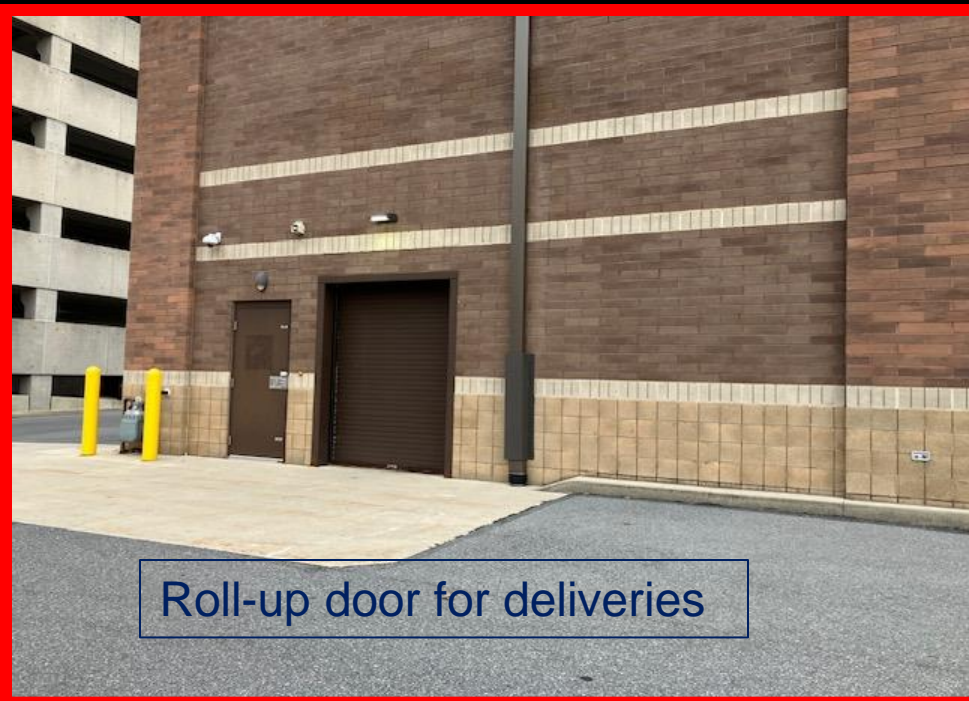
Vestibule Area



48' of Cooler space



2 Lane drive-thru under canopy



Roll-up door for deliveries



2 sided pylon with digital display



Dumpster enclosure