

**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**

Google Earth

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10 ft

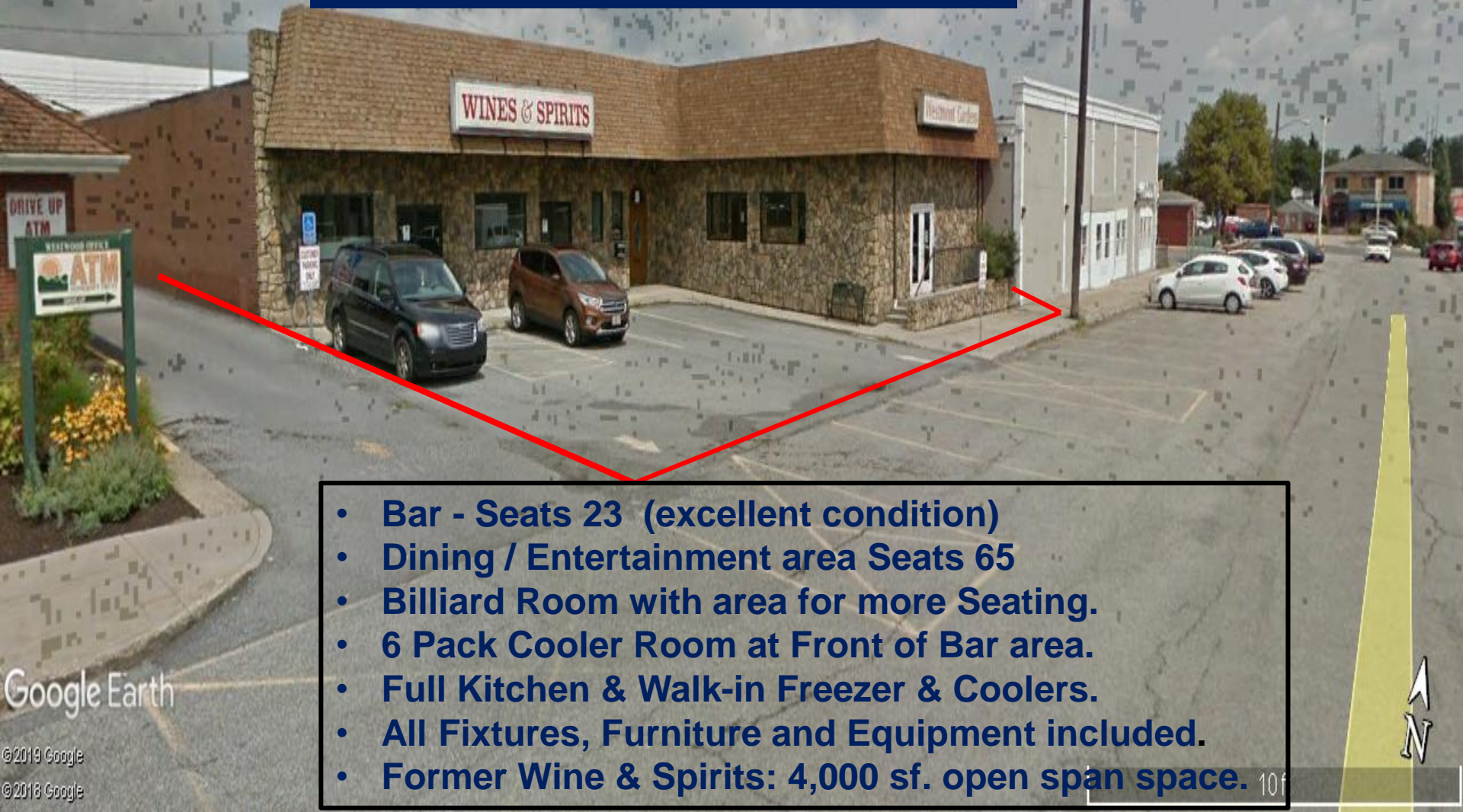


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- **Bar - Seats 23 (excellent condition)**
- **Dining / Entertainment area Seats 65**
- **Billiard Room with area for more Seating.**
- **6 Pack Cooler Room at Front of Bar area.**
- **Full Kitchen & Walk-in Freezer & Coolers.**
- **All Fixtures, Furniture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

Google Earth

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Westmont
Fitness



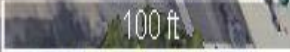
1733 & 1755 Lyter Dr. – Westwood / Johnstown Pa.

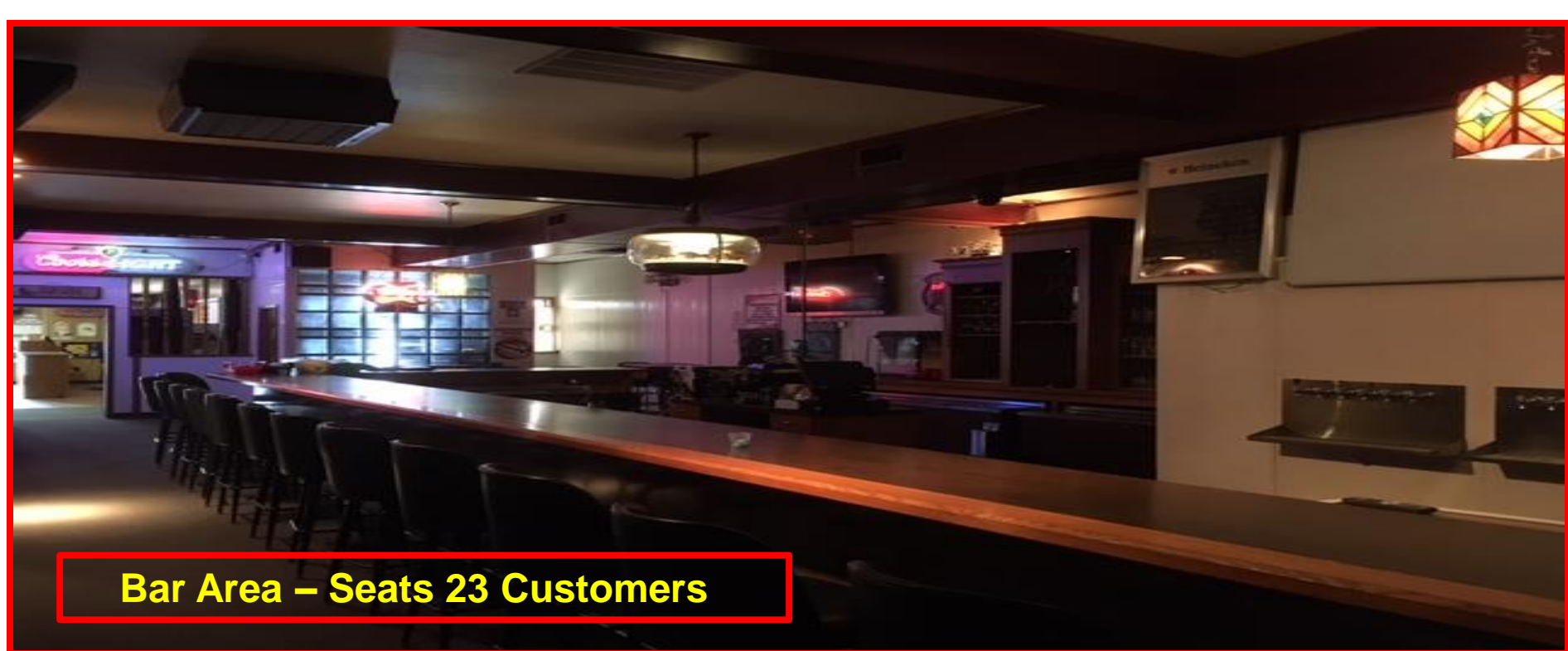
Edward
Jones

**DOLLAR
GENERAL**



**Westmont
Rexall Drugs**

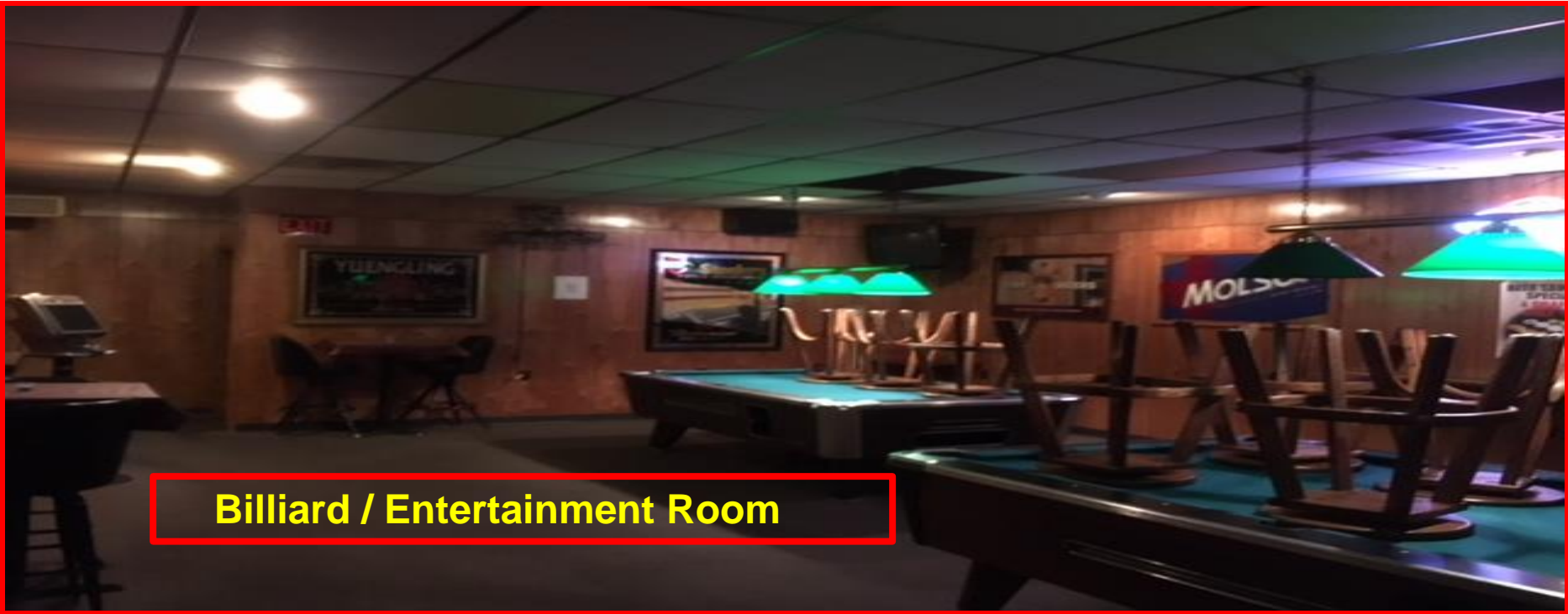




Bar Area – Seats 23 Customers



Dining Area – Seats 65 Customers




Billiard / Entertainment Room



**6 Pack Shop Area
Substantial Cooler Space**



Kitchen Area – All Equipment Incl.

- 
- **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**