



JOHNSTOWN PA.

- 890 Scalp Ave., Johnstown Pa. 15904
- 60,000 sf. Building (Vacant)
- 1st Floor Leased to Richland Fitness
- 7.0 Acre Site
- Parking Stalls: 4/1,000 sf.
- For Lease: \$4.00 sf. nnn
- For Sale: \$2.2m

Box: Lease/Sale

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

Dock Area



70,000 sf. Bldg. for Sale/Lease



7.0 Acre Site

Former Value City - 890 Scalp Ave. Johnstown Pa.

Box: Lease/Sale

Bob Varnier
ENNSWOOD
 COMMERCIAL REALTY, LLC.
814-942-6300

70,000 sf. Bldg. Lease/Sale



7.0 Acre Site

New for U

DOLLAR GENERAL

O'Reilly AUTO PARTS

HARBOR FREIGHT TOOLS

Bel-Air Plaza

TAD 014
 REAL ESTATE

Scalp ADT: 12,500

NyKo's
 Restaurant on Scalp

Google Earth

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700 ft

Former Value City & Bel-Air Plaza - 890 Scalp Ave. Johnstown Pa.

Box: Lease/Sale

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Rachel St

Service Ct

70,000 sf.
Bldg.
Lease/Sale



New for
U

DOLLAR
GENERAL

HARBOR
FREIGHT
TOOLS



Bel-Air Plaza

7.0 Acre Site



Scalp ADT: 12,500

Google Earth

Lurray Ave

NyKo's
Restaurant
on Scalp

Old Scalp Ave

500 ft



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Pylon Sign

70,000 sf.
Bldg. Lease/Sale



7.0 Acre Site

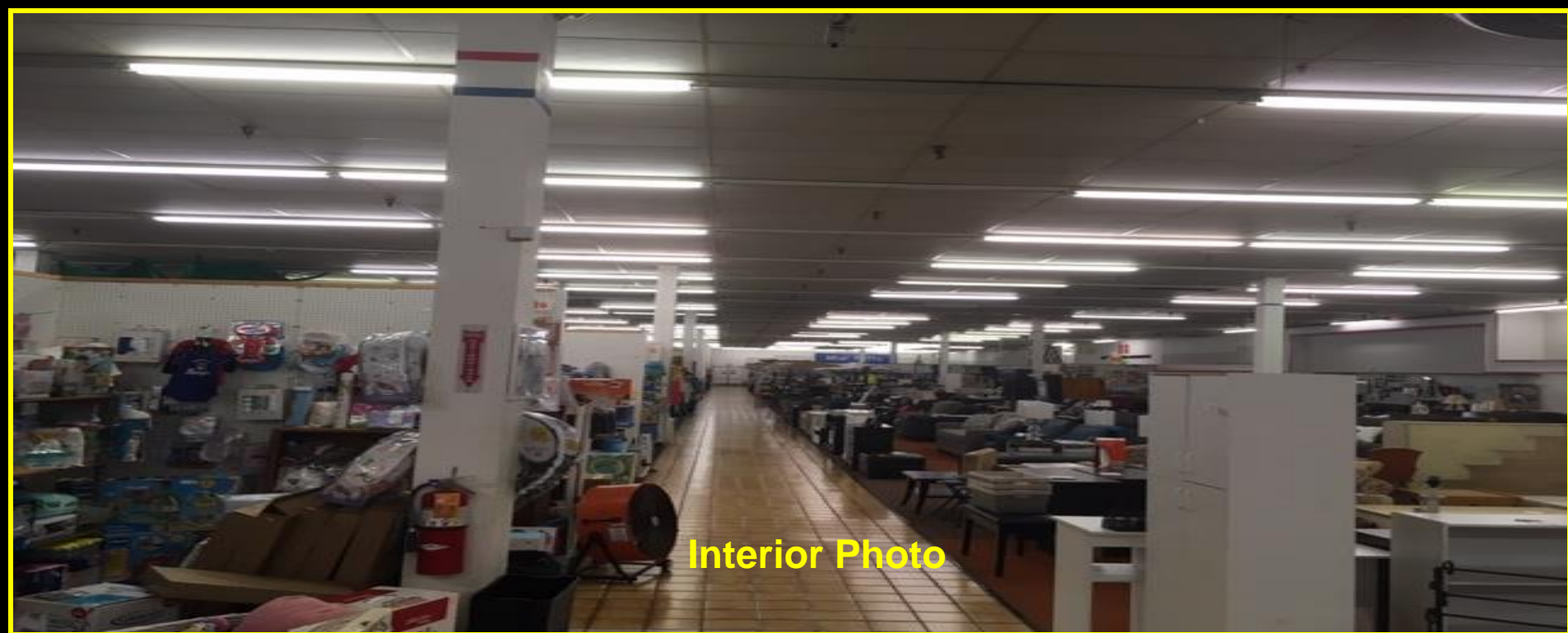
Google Earth

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9.92 ft

Former Value City - 890 Scalp Ave. Johnstown Pa.



Interior Photo



Dock Area

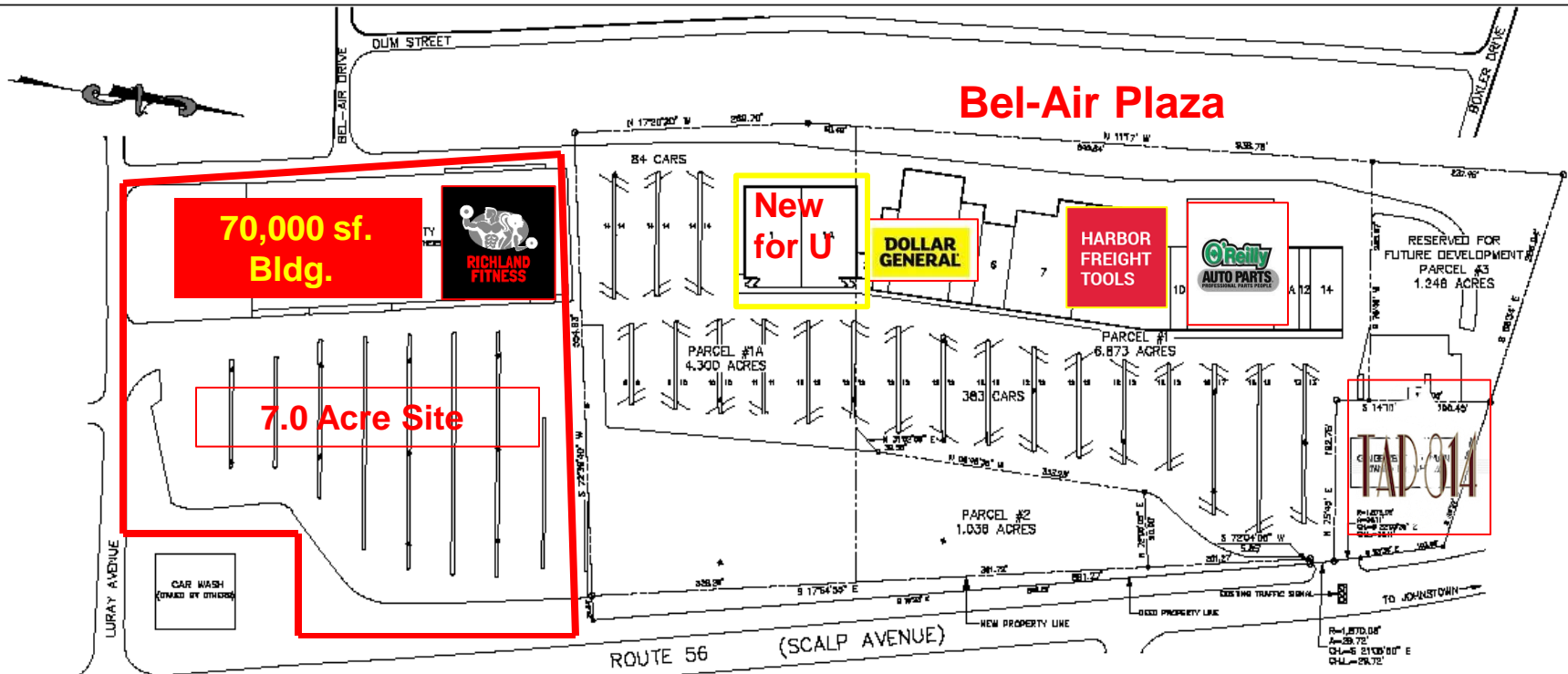


Bel-Air Plaza



Bel-Air Plaza

Bel-Air Plaza



70,000 sf. Bldg.



7.0 Acre Site

New for U

DOLLAR GENERAL

HARBOR FREIGHT TOOLS

O'Reilly AUTO PARTS

RESERVED FOR FUTURE DEVELOPMENT
PARCEL #3
1.248 ACRES

TADOLA

CAR WASH
(OWNED BY OTHERS)

ROUTE 56 (SCALP AVENUE)

DEVELOPMENT DATA

EXISTING SHOPS

#1 VACANT	8,921 S.F.
#1A JOHNSTOWN, PA CARRIER ANNEX (POST OFFICE)	8,418 S.F.
#2 JACKSON HEWITT TAX SERVICE	1,225 S.F.
#3 BETTER SOUND	2,000 S.F.
#4 VACANT	11,250 S.F.
#5 MISQUES BILLIARDS	3,800 S.F.
#6 REC FLOORING AMERICA	4,000 S.F.
#7 ZEPKA'S HARLEY	10,830 S.F.
#8 HARBOR FREIGHT TOOLS	15,718 S.F.
#10 VACANT	2,000 S.F.
#11 ALTMEYERS	16,200 S.F.
#11A SNAP FITNESS	3,000 S.F.
#12 ADVANCE AMERICA	1,500 S.F.
#14 CORNER COFFEE SHOPPE	4,000 S.F.

TOTAL LEASABLE AREA-----92,263 S.F.
ACTUAL NUMBER OF PARKING SPACES PROVIDED-----487 CARB
TOTAL LAND AREA-----±12.714 AC.

NOTE:
THIS SITE PLAN SHOWS ONLY THE APPROXIMATE LOCATION OF THE BOUNDARIES AT THE PROJECT. LANDOWNERS RESERVE THE RIGHT TO CHANGE THE TOWNSHIP BOUNDARIES OR LOCATION OF EXISTING TOWNSHIPS AND/OR THE BOUNDARIES OF ANY EXISTING TOWNSHIPS. LANDOWNERS ALSO RESERVE THE RIGHT TO CHANGE PARKING ARRANGEMENTS, UTILITIES, CURBS, SIDEWALKS, SIGNALS, ETC. LANDOWNERS MAKE NO REPRESENTATION THAT THE PROVIDED WILL BE DECIDED AS SHOWN, BUT ONLY DECISIONS TO BE MADE BY THE PROJECT. ANY CHANGES WILL BE NOTICED TO THE BIDDING BODY OF THE LEASE.

Box: Lease/Sale

Bob Varner
ENNWOOD
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DATE: 08/18/18
PS-3

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