

REAL ESTATE WEEKLY

Homes, Land, Rentals in Cambria & Somerset Counties



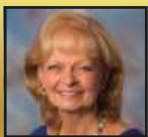
OPEN HOUSE • SATURDAY, SEPT. 25, 10:00-11:00 AM



**1044 Susquehanna St.,
Upper Yoder Twp.**

This picture perfect 3 bedroom Cape Cod home offers a spacious 1st floor family room, pretty oak kitchen, 2 bedrooms on the 1st floor and a private 2nd floor bedroom suite with a sitting room and an attractive white bathroom.

Asking \$149,500



Call
Linda Rauch-Howard
814-243-2047



RE/MAX
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Each Office Independently Owned and Operated
905 Menoher Blvd., Johnstown, PA 15905



EBENSBURG RANCH - 3660 New Germany Rd.

Spacious 2 BR, 2 BA home on 0.4 acres. Possible 3rd BR in basement. Nice deck on side. Includes detached garage and storage shed. Central A.C. Perfect for downsizing or as a starter home. **NOW \$142,500 - BRING OFFERS**



Call Doug Tusing
for Details
814-472-4260



(814) 472-6660
www.esteprealty.com



**LOOKING
FOR
A NEW
HOME?**

**Check Every
Friday for
Updated
Listings!**



**MILLCREEK
HOLLOW**
ESTATES

107 Saucon Way, Upper Yoder
* 2,035 Sq. Ft * 3 BR/2 BA
* Master Bedroom Suite
* 2-Car Garage

* Lawn Care & Snow Removal
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*Millcreek Hollow Offers a New Style
of Living to the Johnstown Area!*



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Agent/Owner
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Sunny Sekely
Agent
243-0987

THE MARKET IS EXTREMELY BUSY! WE NEED LISTINGS!!!
No home is too big or too small that we can't handle.
So give us a CALL TODAY and WORK WITH US TO LIST YOUR HOME.

VIEW ALL OF OUR LISTINGS 24/7 @ www.JohnstownRealty.com



5.821 ACRES

INDIAN LAKE - 159 S. Peninsula Dr.
Lovely Indian Lake property features 4 acres w/lake access, sea wall, zoned R1 w/ Clear Run Creek on the side border w/ trout. Home sits across street on 1.821 private acres, trees, 2-story, 3 bedroom, central A/C, central vac, 2.5 bath (one handicapped accessible), living room w/ gas fireplace, formal dining room, eat-in kitchen, dinette area, family room open w/French doors to rear deck, partially fenced rear yard. Must see property. Too many amenities to list! **\$625,000.**



RICHLAND - 217 Rosewood St.
Lovely brick & vinyl-sided, 3 bdrm., 2 bath ranch home w/full basement w/semi-finished game room, brick gas fireplace in living/dining room combo. GFA heat, oversized attached garage on a 75x196 lot. Covered patio. Handicap accessible w/ramp & chair glide. **Offered at \$140,000.**



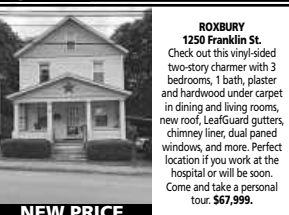
NEW LISTING

SALIX - Beautyline Dr. - Forest Hills SD
Nicely updated aluminum sided ranch w/4 bedrooms, 1 bath. Seller has done many updates over the last 10 months. Total new kitchen, bath, lighting, gfc's, switches, thermostats, counters, laminate floors, pantry shelving, carpet, new doors, outlets, etc. on a nice level lot with concrete driveway for about 3-4 cars. Huge living room and kitchen area. **\$92,500**



NEW LISTING

JACKSON TWP. - 182 Mockingbird Lane
Serenity - Relax & enjoy here at this 2 bedroom, 1 bath raised ranch, 1-car integral garage & 3 sheds on a beautiful acre of land. Call today to schedule your tour! **\$120,000**



NEW PRICE

ROXBURY 1250 Franklin St.
Check out this vinyl-sided two-story charmer with 3 bedrooms, 1 bath, plaster and hardwood under carpet in dining and living rooms, new roof, LeafGuard gutters, chimney liner, dual paned windows, and more. Perfect location if you work at the hospital or will be soon. Come and take a personal tour! **\$67,999.**



WINDBER - 410 11th St.
Nice large home, over 2,600 sq. ft. First floor features, large eat-in kitchen, full bath, laundry room, formal DR, LR, FR & BR. 2nd floor has 6 more BR, bathroom, walk-up attic. Covered front and rear porches & covered walk to rear of home. Tons of potential. Must see!!!! **\$49,900**



RESIDENTIAL RENTAL

RICHLAND - R120 Metzler St.
Cute one floor, 1 bdrm., eat-in kitchen, living room, full bath, porch, one stall garage for storage only and driveway for parking. Great location. Heat, lights, water, sewer, garbage incld. Tenant pays for cable and phone. No pets, non-smoking. Stove, fridge, kitchen table & chairs provided. **\$650mo & Sec. Dep.**



COMMERCIAL RENTAL

JOHNSTOWN - 47 Messenger St.
8,000 plus-size ft. / \$1,000 per month. Warehouse or manufacturing. Minimum year lease. Call to schedule a tour!

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3 things to do before listing

If you've recently decided to sell your home, here are three things you should do before putting it on the market.

1. CLEAN UP

Start by removing clutter from your home. Give away things you don't need and find out if there are recycling companies nearby that can take bulky items.

Then, clean the house from top to bottom. Areas to pay special attention to include the kitchen, bathrooms and places that tend to show dirt, such as the windows and both very light and dark surfaces.

Finally, organize your closets and cabinets, as potential buyers will want to know how much storage space is available.

2. MAKE REPAIRS

Taking care of small, inexpensive repairs will help you make the right impression. This includes replacing burnt out light bulbs, fixing leaky faucets and repainting dingy or outdated rooms neutral colors. Refreshing your windows is also a good idea, particularly replacing cracked glass, reapplying grout and caulking, and mending damaged screens. Making these repairs will help you emphasize your home's best features.

3. INCREASE CURB APPEAL

Freshen up your landscaping by trimming bushes, repairing cracks in concrete features and spreading new mulch or gravel. Repaint as needed, fix broken gutters and remove stains from the driveway. However, you should avoid installing elaborate new features. Prospective buyers want to see the potential of



the property, and injecting too much of your own taste could make the house less inviting.

Keep in mind that virtual visits are increasingly popular, so you'll want to make sure your home looks as great on video as it does in real life.



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<p>NEW LISTING</p>  <p>UPPER YODER \$225,000 111 Winchester Dr. Live the way you've always imagined it with this 5 BR/4 BA home with sparkling carefree fiberglass in-ground saltwater pool & breathtaking views!</p>	 <p>EAST TAYLOR \$200,000 375 Ridgeview Lane Rambling rustic 3 BR/2 BA home you never thought you'd find situated on a meticulously landscaped & tiered double corner lot!</p>	<p>NEW LISTING</p>  <p>RICHLAND SCHOOLS \$149,000 120 Rosewood St. Well-maintained 3 BR/3 BA solid brick home with HDWD floors under carpet & a 2-car garage! Newer windows, roof, water heater & furnace.</p>	<p>NEW PRICE</p>  <p>RICHLAND \$129,000 207 Hastings St. 3 BR/2 BA multi-level home is located on a dead-end street and has an open concept LR/DR. Deck overlooks back yard.</p>
<p>NEW PRICE</p>  <p>FERNDALE \$119,900 548 Margaret Ave. Move right into this well-maintained 3 BR/4 BA, brick & frame, 2-story with an oversized 1-car attached garage. Bonus detached 2-story shed for workshop, storage, crafts & more!</p>	<p>NEW LISTING</p>  <p>EAST TAYLOR \$99,900 - 2137 William Penn This 4 BR/1 BA, brick, 1.5-story home sits on a large level lot! 1-car garage.</p>	<p>NEW PRICE</p>  <p>WEST END - \$74,900 130 Stone St. There is a 6-unit building and a 2-unit building with 5 garages.</p>	<p>NEW MULTI-UNIT</p>  <p>WESTMONT - \$69,900 120 Venango St. Put your finishing touches on this 2-unit. Both units have new carpet & new baths.</p>
<p>NEW LISTING</p>  <p>RICHLAND \$69,500 1060 Tener St. Well-maintained 2 BR/2 BA condo w/spacious bedrooms & covered back patio.</p>	<p>NEW LISTING</p>  <p>LORAIN BORO \$44,900 146 Lohr Place Move right into this 3 BR/2 BA home located on a double lot. Ferndale Schools!</p>	<p>NEW MULTI-UNIT</p>  <p>WEST END - \$42,500 - 190-192 Strayer Check out the endless opportunities this 2-unit has to offer!</p>	<p>NEW LISTING</p>  <p>SOUTHMONT \$32,500 297 Southmont Blvd. This 3 BR/2 BA home is located in the Westmont School District and is ready for your finishing touches!</p> <p>NEW LISTING</p>  <p>12TH WARD \$23,500 413 Prosser St. Looking for a fixer-upper that is livable with privacy? Then this 3 BR/1 BA home is ready for your finishing touches!</p>



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Sheree Speicher, Broker, 533-9093

Susan Raymore 659-0007

Tara Nicklow 659-8392

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Bill Grove 241-0413

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www.johnstownrealestate.net

<p>PENDING</p>  <p>237 Shrum Hill Road New Florence - \$180,000 2-story home in a beautiful country setting! Home features open floor plan with 2-3 bedrooms with master bath all on first floor. 3-car garage, hunting shed, and pond on 4 acres. Home is just waiting for your finishing touches!</p>	<p>NEW LISTING</p>  <p>1401 Luzerne St. Ext. Westmont Borough \$179,900 Spacious 2-story brick home with 4 BR, 2.5 BA, family room, office, 2-car garage, shed, and more!</p>	<p>NEW PRICE</p>  <p>232 Luzerne St. Westmont Borough \$179,000 1930s Classic Tudor brick home loaded with style and charm. Hardwood floors, brick fireplace, 1st floor family room. French doors to deck with nice back yard. Located on beautiful Luzerne Street. 3 bedroom, 2.5 bath with full finished attic.</p>	<p>1801 Florida Ave., Stonycreek Twp. \$114,000 Very nice 2-story brick home with 3 bedrooms, 1 bath, pool, carport and wrap-around porch. Electrical service updated and sewer compliant.</p>
<p>2237 Menoher Blvd. Westmont Boro \$93,000 1920s 4 bedroom, 1.5 bath home located on beautiful tree-lined street, 2-car garage, private back yard, fireplace, formal dining room and eat-in kitchen.</p>	<p>PENDING</p>  <p>502 Edward St. Southmont \$69,900 Classic brick, 3 bedroom, 1.5 bath. This home features beautiful wood floors, wonderful fireplace, 3 spacious BRs with large closets. Great front porch and enclosed back porch, one-car detached garage. Good yard space located in a residential neighborhood with lots of trees. Full attic and basement. Getting ready</p>	<p>PENDING</p>  <p>3285 William Penn Ave., Vinco \$54,900 Very nice 2 bedroom, 1 bath, 2-story home. Freshly painted and plastered. Large newly painted deck. Sewer compliant. Central Cambria Schools Low taxes!!!</p>	<p>LAND</p>  <p>Upper Yoder Twp. \$6,900 A half-acre of wooded land in Upper Yoder Township! Low traffic street! Close to medical facilities, shopping and schools. Call Susan.</p>

MULTI-FAMILY



304 State St. Southmont - \$249,500
Nice, brick 4-unit (2 beds/1 bath). Fully occupied with good rental history. Each unit has a storage unit, washer/dryer hookups and garage. Landlord pays water, sewer, garbage and gas. Tenant pays electric. New roof 2015. Heat is natural gas. New furnace 2019.

1070 Luzerne St. Southmont \$124,500
2-story, brick, 3-unit multi-family located in a convenient location with a good rental history. Call for more details!

PENDING



171 Barron Ave., - West End \$32,000
2-story duplex. Each unit has 1 bedroom, 1 bath, living room, kitchen with stove & fridge. Tenant pays for electric. 1st floor tenant is Section 8. Owner pays water, sewer, garbage, and gas.

HUNTERS RIDGE DEVELOPMENT

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10.2 Acres - Richland Twp. Great views. Good building site..... \$180,000

14.12 Acres - Richland Twp. Great views. Good building site..... \$168,000

22.86 Acres - Scalp Level and Richland. Many possibilities..... \$138,000

All subdivision lots reduced:

Ranging from \$26,000 to \$48,000

Sanrue Lot - .39 acre..... \$32,000

Call Sheree for details, 533-9093



THE RIGHT AGENT EVERY STEP OF THE WAY



Bob Colvin
Bobby Colvin
Designated Listing Agents
Paula Kuzma

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QUICK! Call to schedule your tour today!

MOVE259



1171 Penn Ave., Conemaugh Twp.
Come explore this well-known recreational farm venue! Faranda's Farm sprawls across 44+ acres and is minutes from Rt. 219. Includes 3-4 bedroom farmhouse, barn, veranda, carports, restrooms, shower house, gazebos, and so much more. Call today for all the details!

\$499,900 INCLUDES FARANDA FARM SEASONAL BUSINESS



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MOVE207



OPPORTUNITY HERE!
104-6 Berkey Dr., Richland Twp.
Highland Meadows brick, ranch styled double with 2 bedrooms in each unit, appliance-filled kitchens, rear deck, covered porch, garage space for each unit.

NOW \$172,500

INSTANT INFO: Text MOVEXXX to 878787! Message and data rates may apply. Text HELP for support or STOP to cancel to 878787

MOVE271



106 Furnari Ave., Lower Yoder Twp.
Room to roam A-frame styled home with 4 bedrooms, 3 baths, open main floor plan, 3 fireplaces, cherry kitchen leads to deck, 1+ acre, and tandem 3 stall garage.

NOW \$149,900

MOVE215



Grandview Summit Home and Acreage, Shade Twp.
Time to get-away here! Approx 20 acres surround this 3 bedroom, 2 bath ranch styled home featuring sunroom, fireplace, eat-in kitchen, 3-car garage, and minutes to Rt. 30 in Folmont area.

\$152,500

MOVE253



431 W. Union St., Somerset Boro
Yesteryear charmer with today's modern conveniences here! 4 bedrooms, 2 baths, inviting foyer with open stairway, center island kitchen with appliances, rear deck, covered porch, and parking area. Great location!

NOW \$142,500

RE/MAX TEAM, REALTORS #CallOrClick (814)262-SOLD (7653)



Beth Colvin, Ext. 127 **Bobby Colvin, 814-421-1454** **Bob Colvin, 814-421-5643** **Paula Kuzma, 814-243-3516** **Dennis Unger, 814-243-8992** **Ian Banks, 814-691-9004** **Olivia Saunders, 814-270-3599** **Brooks Loehr, Ext. 124** **Toni Skone, Ext. 136**

www.TheBobColvinTeam.com

QUICK! Call to schedule your tour today!

<p>MOVE237</p>  <p>211 Thompson St., Seward Boro Commercial building opportunity awaits your venture! Offices, waiting/reception room, extra rooms, storage rooms, restrooms, and paved parking lot. Minutes from Rt. 56 and Rt. 22, and nearby Johnstown. Call to discuss your expansion plans here! \$159,900</p>	<p>MOVE205</p>  <p>IN-PERSON OPEN HOUSE SATURDAY 11:00-11:45 AM 681 Station Rd., Blacklick Twp., Nanty Glo area Country living near so many amenities here! 2 bedrooms, spacious living/dining combo with fireplace, family room, meal-ready kitchen, 2-car garage, covered porch and rear deck. Come see! \$119,900</p>	<p>MOVE254</p>  <p>1065 Caroline St., Nanty Glo Boro Room to roam in this spacious 6 bedroom, multiple bath home - Welcoming foyer with open stairway, patio door to sunroom, kitchen with dine in area, main floor laundry, family room, wrap deck, fenced lawn, and double/single garages. \$119,900</p>	<p>MOVE252</p>  <p>2102 Manor Dr., Allegheny Twp., Loretto area Approx. 1.1 acres surround this 5 bedroom home with beamed living room ceiling, large kitchen, main floor laundry, deck, covered front porch, shed, and amazing country views. NOW \$114,900</p>
<p>MOVE262</p>  <p>1166 Frankstown Rd., Conemaugh Twp., Cambria Cty. Over half acre surrounds this 3 bedroom home with laminate flooring, cheerful sunroom, 2nd floor foyer area, level lawn, shed and storage building, and 2-car garage. \$109,900</p>	<p>MOVE222</p>  <p>625 Barn St., Hooversville Boro Nearly 1 acre surrounds this 3 bedroom home with living and dining room beamed ceiling, oak eat-in kitchen, sunroom, and detached garage. \$79,900</p>	<p>MOVE236</p>  <p>1233-35 Penrod St., Lorain Boro Multi-unit in Ferndale School District with 2- two bedroom units with eat-in kitchens, basement laundry hookups, separate utilities, paved parking, 4-car garage. NOW \$74,900</p>	<p>MOVE363</p>  <p>Oakridge Estates Richland Acreage for Development Approx. 25+ acres in Oakridge Springs Development. Clear to suit your home's style. NOW \$539,900</p>
<p>MOVE230</p>  <p>IN-PERSON OPEN HOUSE SUNDAY 11:00-11:45 116 Ridgeway Dr., Richland Twp. 3 bedroom, 2 bath rancher with light-filled living room and beamed ceiling, generous-sized kitchen, abundant storage, main floor laundry, wicker-ready breezeway, deck, and 2-car garage. \$99,900</p>	<p>MOVE363</p>  <p>Oakridge Estates Richland Acreage for Development Approx. 25+ acres in Oakridge Springs Development. Clear to suit your home's style. NOW \$39,900-\$99,900</p>	<p>MOVE261</p>  <p>1012 Frances St., Richland Twp. Time to invest! 2-unit property near all the amenities of the township, 1 bedroom in each unit, eat-in kitchen w/appliances, porches, shared laundry, and rear garage. NOW \$84,900</p>	<p>MOVE255</p>  <p>R818 Bedford St., Dale Boro Cute and cozy! 2 bedrooms, living room fireplace, laminate flooring, birch galley-style kitchen, fenced lawn, and 3-car garage. \$34,900</p>

INSTANT INFO: Text MOVEXXX to 878787!

Message and data rates may apply. Text HELP for support or STOP to cancel to 878787



<p>MOVE380</p>  <p>Grandview Summit Lots, Shade Twp. Discover this approx. 20 acre site in Somerset County bordering state game land. 2 sites approx. 10 acres each. Level, wooded sites. Call for the details ~ The outdoors is open here! \$149,900</p>	<p>MOVE239</p>  <p>1425-27 Scott Ave., Stonycreek Twp. Vinyl-sided double ready for living or your investment portfolio! 2 bedrooms in each unit and finished 3rd floor rooms, separate utilities, covered porch, rear deck, and parking area. \$74,900</p>	<p>MOVE280</p>  <p>2277 Spear Ave., Westmont Boro Winning bids elusive on a home purchase? Consider a new build here! Cleared, level site with utilities at street. Call for details and take a look! NOW \$39,900</p>	<p>MOVE356</p>  <p>Bud Ave., Paint Twp. Approx. 1.1 acre site ready for your new home, cleared and level with water/sewer lines ready to tap-in, surrounded by pines, and minutes to all Windber amenities. NOW \$29,900</p>	<p>MOVE358</p>  <p>135 Terrapin Dr., Paint Twp. Dreaming of a new home? Come build here in beautiful Winchester Estates. Approx. .5 acre parcel, cleared site with public utilities. Builders welcome! NOW \$39,900 & ASK FOR 3D TOUR!</p>
<p>MOVE365</p>  <p>Iron Bridge Road Acreage, Blacklick Twp. Nicktown address in Cambria County, come find this 71+ acre site. Enjoy hunting, hiking, ATV activities or fishing here. Visit to plan your dream destination here! NOW \$239,900</p>	<p>MOVE264</p>  <p>1327 Saylor St., 8th Ward Welcoming covered porch, 3 bedrooms, oak kitchen, oversized rear deck, one car garage, double lot, and near so many amenities. \$50,000</p>	<p>MOVE244</p>  <p>314-316 Walnut St., 1st Ward, Downtown Johnstown Invest in the city! 3-unit building, 1- 3 bedroom unit and 2- 1 bedroom units, separate utilities, 6-car garage. Call for info! \$59,900</p>	<p>MOVE353</p>  <p>600 4th St., Meyersdale Boro Time to build? Here's a site in Somerset County. Gas, electric, public water and sewer available at lot line, rectangular shaped. NOW \$39,900</p>	<p>MOVE256</p>  <p>818 Bedford St., Dale Boro 2-unit investment property ~ Main floor unit with 2 bedrooms, and 2nd floor unit with 2 bedrooms. Separate electric, replaced roof and many windows, and location near many amenities and downtown. \$29,900</p>

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<p>www.TheBobColvinTeam.com</p>									



CENTURY 21
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Lisa Sikora
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Shannon Wingard
814-243-0187

WE NEED LISTINGS!

FREE FREE

COMPETITIVE MARKET ANALYSIS

Call for an evaluation of your property by a **CENTURY 21 Real Estate Professional.**

If your property is currently listed with a real estate broker, please disregard this offer.



430 MAIN ST.
Across from Central Park. Looking for offers! 42,240 sq. ft. **\$499,900.** Call Gary for details at 269-3491.

COMMERCIAL



NEW PRICE

LOWER YODER
Convenient living on one floor! Updated Kit, Rec & Bath. ALL WINDOWS & DOORS ARE NEW, fenced-in backyard, NEW METAL ROOF! **\$91,900.** Call Nileen, 814-487-4103.



REDUCED

WINDBER
Character abounds in this very well kept 4-6 BR two-story sitting on a corner lot. Beautiful oak trim throughout, nice built-ins, much more! **\$124,500.** Call Vicki, 814-659-1637.



NEW LISTING

CONE. TWP. SCHOOLS
This home has been gutted to the studs and re-insulated, new plumbing, new electric, new drywall. Seller handcrafted the pretty cherry kitchen cabinets! Potential timber value on the 3.52 wooded acres. **\$129,500.** Call Vicki, 814-659-1637.



NEW LISTING

WINDBER - Beautiful 3 BR home with a well designed floor plan. New metal roof! New boiler/furnace, electric panel, fresh paint, and more! **\$87,900.** Call Jim, 814-659-6803.



NEW LISTING

RICHLAND
Split-entry home is nicely located! Relax on the 25x31 composite back deck w/ hot tub and gazebo (both included), 3 BR, 1.75 BA, family room w/ bar, more! **\$159,900.** Call Vicki, 814-659-1637.



NEW LISTING

RICHLAND SCHOOLS
Adorable, totally remodeled ranch! 2 BR, oak kitchen, full basement, parking in front and rear. Move right! Low yard maintenance, convenient location!! **\$74,900.** Call Vicki, 814-659-1637.



RURAL FOREST HILLS
This 3 BR split-entry is situated on 1/2 acre. Large rear deck that overlooks the great rear yard. **\$154,000.** Call Scott, 814-244-5944.

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Recliner 41H 37W 45D

Rocking Recliner with Power Headrest

Catalina Reclining Sectional Sofa

41H 33W 40D

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Also Available

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Reclining Loveseat with Console 40H 72W 39D



Davis

Power Reclining Loveseat

w. Console & Power Headrests

42H 76W 40D

Power Recliner

41H 37W 40D

Reclining Furniture by

FLEXSTEEL®

Devon Power Reclining Sofa w Power Headrests

42H 84W 41D

Recliner

41H 34W 40D



Rio Reclining Sectional
2904-Sect



Kerrie Reclining Sofa

43H 86W 41D



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Fri. 9am-5pm

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FREE SET-UP

0.65 COMMERCIAL ACRES - 803 W. HIGH STREET



Great location with 140 feet of frontage along the busiest street in Ebensburg. Also offers visibility from Route 422. Zoned for mixed use - residential or commercial. Building recently demolished.

A proven commercial location ready for new construction.

Call Doug Tusing, 472-4260

10.75 ACRES - ROUTE 422, EBENSBURG

Located just 3 miles from Ebensburg, the Light Industrial zoning for this parcel allows for a full range of industrial, commercial, or residential uses. Has on-site well with public water available; previously passed perc test for sand mound septic. Offers 500 ft. of frontage along Route 422.

A great location for your business, home or both. **Listed at \$189,000**

Call Doug Tusing at 472-4260



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CAMBRIA CO. BEER DISTRIBUTOR

Profitable, well-established business in excellent location.

Turnkey sale includes real estate, D-license, and FFE.

Step right in and start earning cash from Day 1.

Listed at \$1.3M

Confidentiality agreement and financial prequalification required.

CAMBRIA CO. PERSONAL CARE HOME

Profitable home operating at full capacity + waiting list. Sale includes real estate & FFE. Confidentiality agreement & financial prequalification required.

Listed at \$1.3M

**Call Doug Tusing,
472-4260**

BUSINESS FOR SALE

Profitable Cresson area childcare business in leased space. Operating since 2018 at high capacity.

Additional lease space available for expansion.

Listed at \$49,500.

**Call Doug Tusing,
472-4260**

EBENSBURG COMMERCIAL LEASE

KIMBALL PLAZA

One Space Left!

Call Doug Tusing, 472-4260

ESTEP
REALTY SERVICE
"We Make Things Happen"

- LAND DEVELOPMENT • LAND SALES
- SITE SELECTION • COMMERCIAL SALES / LEASING
- WAREHOUSE • INDUSTRIAL • FARMS • TIMBERLAND

(814) 472-6660 **1-866-472-6660** **(814) 944-2211**
Cambria County **TOLL FREE** Blair County

DOWNTOWN EBENSBURG LEASE



Perfect location at the main traffic light in town. Various sizes and configurations available, starting at 1,600 sf. Nicely finished space with elevator access, some parking.

**Call Doug Tusing at 472-4260
for sizes and rates.**

25.2 ACRES - CROSSROADS OF THE COUNTY



Pick Your Site Now - One acre and up available for subdivision in the best location available along the busy Route 22 corridor. High Traffic - High Visibility - All Utilities - Desirable neighboring amenities including shopping, dining, lodging, and the new Conemaugh Health System outpatient facility. Zoning permits a wide range of uses including multi-family housing and commercial retail/office. (Broker owned.)

Ideal for multi-family developers
Call Doug Tusing, 472-4260

PRESTIGIOUS EBENSBURG OFFICE LEASE OPPORUNITY



Excess portion of L. Robert Kimball & Associates building at 615 W. Highland Ave. Total of 42,500 sf available. Tons of parking located on the property. Rents include all utilities. Currently set up for professional offices, but can be adapted for a wide variety of uses.

CAN BE SUBDIVIDED - LEASE ONLY WHAT YOU NEED

Call Doug Tusing, 472-4260

ROUTE 22 65 ACRES W/ HOME



3265 ADMIRAL PEARY HWY., JACKSON TWP.

Mostly wooded parcel with frontage on both Route 22 and Ogden St. Includes 3 BR, 1 BA home (needs work). Public water, home has on-site septic. Front zoned Highway Commercial, rear is Agricultural.

A unique tract of land in a convenient location.

Call Doug Tusing, 472-4260