



John Murtha
Johnstown-Cambria
County Airport

THE
Galleria
JOHNSTOWN

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

Walmart



756

56

219

JOHNSTOWN PA.
(Richland Twp.)

16.0 Acre remaining tract

Site



Google earth

Imagery Date: 9/23/2013 40°16'38.26" N 78°50'49.41" W elev 2217 ft eye alt 14324 ft

**RICHLAND TOWNSHIP, CAMBRIA COUNTY
C2- GENERAL COMMERCIAL ZONING**

**FIREHOUSE
SUBS**
FOUNDED BY FIREMEN

OLLIE'S
Burgers
OUTLET

Coming
Rutter's
Why Go Anywhere Else?
Soon

11.11 ACRES
940' FRONTAGE
Available
(Will Subdivide)

5.40 Acs.
Available
640' Frontage

**RITE
AID**

TO JOHNSTOWN

SCALP AVE.

TO WINDBER

THEATRE DR.

**H.F. LENZ
COMPANY**
1407 Scalp Avenue
Johnstown, PA 15904
Phone: 814-269-9300
FAX: 814-269-9301
www.hflen.com
Engineers Planners Surveyors Energy Consultants



0 125 250 500 750 1,000
Feet

1609 Scalp Ave. Johnstown Pa. - 16.0 +/- Acre Commercial Tract.



**MID - FLY AERIAL AND OUTLINE OF TRACT
1609 Scalp Ave. Johnstown Pa. 15904**

Recent Aerial
1609 Scalp Ave. Johnstown Pa.
16.0 +/- Acres (will subdivide)



11.0 Acs.
940' Frontage
Available
(will Subdivide)

5.40 Acs.
640' Frontage



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PARCELS AVAILABLE

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ENNISWOOD
COMMERCIAL REALTY, LLC.
814-942-6300

40°15'58.88" N 78



H.F. LENZ
COMPANY

Engineering

1000
1000
1000
1000
1000

Location

File

Size

Project Location

CDM
SCALP AVENUE
RICHLAND TOWNSHIP
CAMBRIA COUNTY, PA

File Date Description

PROPERTY PLAN

Project No. Description

Location Date

Drawn By Date

Checked By Date

Date

Project No. Description

Drawing Name

EXB 1

5.40
ACS.

Remaining 11.0 +/- Acres available (will subdivide)

PARCEL 2
4.710 ACRES
(3.896 USEABLE)

PARCEL 3A
4.768 ACRES

TOTAL PARCEL 3 = 8.274 ACRES

PARCEL 3B
0.800 ACRES

PARCEL 3C
0.666 ACRES

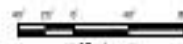
Interior Parcel

PARCEL 1
1.368 ACRES
(0.822 USEABLE)

.82 Useable



SCALP AVENUE



TODAY'S ROAD FRONTAGE



Remaining 11.0 +/- Acres Available (will subdivide)

Access Rd. to Rutter's Tract

5.40
Acs.

Interior Parcel

PARCEL 1
1.388 ACRES
00.022 USEABLE

82 Useable

PARCEL 2
4.710 ACRES
03.006 USEABLE

PARCEL 3A
4.784 ACRES

TOTAL PARCEL 3 = 12.774 ACRES

PARCEL 3B
0.800 ACRES

PARCEL 3C
0.800 ACRES

SCALE



LE 6P0008



Coming



Soon

Portion of Right Tract
Available

Access Rd.

Interior Parcel

.82 Useable



1609 Scalp Ave. Johnstown Pa. Rutter's Conv. / Access Rd. & Interior Parcel

**Total Development Site
1609 Scalp Ave., Johnstown Pa.**

Coming



Soon

Remaining 11.0 +/- Acres Available (will subdivide)

Interior Parcel

**PARCEL 1
1.00 ACRES
0.82 USEABLE
Available
.82 Useable**

877'

**5.40
Acs.**

645' Frontage on Scalp



Carolyn St

Rutter's
Why Go Anywhere Else?

**11.0 +/-
Acres
For Sale**

**5.40
Acres
for Sale**

**1609 Scalp Ave. Johnstown Pa. -
16.0 +/- Acre Commercial Tract.
(1,600' Frontage / Scalp)**

Silver Drive-in

Theatre Dr

PARCELS AVAILABLE

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

16.0 +/- Acres available in Yellow

CDM Parcels

DNS Parcel

1,600' of Frontage

Rutter's
Why Go Anywhere Else?

PARCELS AVAILABLE

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

50-010-.204.000

50-010-.428.001

50-045-.415.000

50-010-.423.000

50-010-.427.000

50-010-.418.000

50-010-.424.000

50-010-.425.000

50-010-.424.002

50-010-.474.001

50-045-.310.000

50-045

DNS Parcels
5.40 Acres
640' Frontage

178'

312'