

# REAL ESTATE WEEKLY



Homes, Land, Rentals in Cambria & Somerset Counties

**NEW LISTING**



**BEAUTIFUL HOME!**

This turn-of-the-century, stone & cedar shake shingle, offers plenty of room, beautiful hardwood floors, 9-ft. ceilings, and natural wood trim throughout. New refrigerator and range in the both the main house and apartment. Oversized detached stone & cedar shake shingle garage having 2 bedrooms, living room, kitchen and bath, laundry on the first floor of the garage. Both the main house and garage apartment have been painted. Off-street parking. Sewer work has been completed.

**Westmont - \$399,000**



Call **Brian K. Chirillo**  
Broker  
Eve. 814-244-0213  
[www.JohnHillRealEstate.com](http://www.JohnHillRealEstate.com)



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**NEW LISTING**



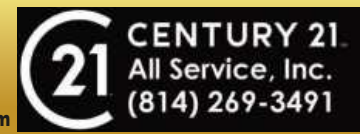
**IMMACULATE!**

This 3 bedroom, 1.5 bath home offers maple kitchen with granite counters to the porcelain and glass bath. Situated on 1.3 acres with a 3-car detached garage, an above-ground pool, a small barn, multiple family rooms and is located in Central Cambria Schools. You're not going to find another home like this one.

**Jackson Twp.  
\$259,900**



Call **Scott Morris**  
For Details  
(814) 244-5944  
[www.johnstownparealestate.com](http://www.johnstownparealestate.com)



**LOOKING FOR A NEW HOME?**

**Check Every Friday for Updated Listings!**



## LAURELWOOD APARTMENTS

**IMMEDIATE OPENINGS**

1 BR units, w/w carpeting, equipped kitchen, laundry facilities, paved parking area, public transportation at entrance, and elevator access to each floor.

*\*Privately owned - not affiliated with the assisted living center*



- Affordable Rates • HUD Subsidized • For Disabled Needing the Accessible Features of the Units
- Senior Housing Ages 62 & Older

**LAURELWOOD APARTMENTS**

102 Woodmont Rd., Johnstown  
814-254-1836

Call **Erin Shuniak**,  
AHM Manager  
for more info!



## Winchester Estates OF WINDBER

Winchester Estates is just moments away from downtown Windber. Spacious lots with panoramic views. Breathtaking views of the countryside.



- Underground utilities and protected with Deed of Restrictions.
- Lots are 3/4 Acre Up to 2 Acres and Prices Starting at \$24,000 Based on Lot Location and Size.
- Build The Home Of Your Dreams - Choose Your Builder

**814-525-2655 • [www.WinchesterEstatesOfWindber.com](http://www.WinchesterEstatesOfWindber.com)**





**CENTURY 21**  
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Kevin Singer, GRI  
Associate Broker  
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Vicki Hutchison  
814-659-1637



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Nileen Tokarcik  
Associate Broker GRI  
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Belinda Dixon  
Assoc. Broker, GRI  
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Brenda Wainwright  
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Jim Werner  
814-659-6803



Brandi Gonos  
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Linda Schuster  
618-616-2171



Lisa Sikora  
814-915-2793



Keith Fetzer  
814-421-2945



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.



**COMMERCIAL**

**430 MAIN ST.**  
Across from Central Park. Looking for offers!  
42,240 sq. ft.  
**NOW \$399,900.**  
Call Gary, 269-3491.



**NEW LISTING**

**WINDBER**  
Nicely located on quiet street. 3-4 BR, 1 1/2-story, updated bath, pretty lot, 2-car garage, and more!  
**\$104,900.**  
Call Vicki, 814-659-1637.



**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**

**COUNTRY LOCATION JUST OUTSIDE LIGONIER!**  
Improvements galore in this 3 BR/2 BA home with 4-car garage, nice courtyard in the rear, and more!  
**\$629,900.**  
Call Kevin, 814-659-1165.



**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.



**PENDING**

**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!  
**\$154,900.**  
Call Vicki, 814-659-1637.



**NEW PRICE**

**RICHLAND SCHOOLS**  
Adorable, totally remodeled ranch! 2 BR, oak kitchen, full basement, parking in front and rear. Move right! Low yard maintenance, convenient location!!  
**\$65,900.** 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.

View All Our Listings at [www.johnstownparealestate.com](http://www.johnstownparealestate.com) YouTube f t

## Fixed versus variable rate mortgages: what you need to know

Fixed or variable rate? It's a question every homebuyer is faced with when obtaining a mortgage. If you're unsure about which option is best for you, this primer should help.

### What are fixed and variable rate mortgages?

Fixed rate mortgages are straightforward and involve paying the same monetary installments and interest rate for the duration of your term.

Variable rate mortgages, on the other hand, are a little more complicated. They're tied to your bank's prime rate, which may change over time.

Your bank's prime rate is based on the target federal funds rate or the rate banks charge each other when they lend funds overnight. A quoted prime rate is typically the average of the prime rates charged by the major banks.

The target federal funds rate can increase or decrease several times per year. For example, in 2018, this rate changed four times. It rose by 0.25 percent each time, climbing from 1.25 percent in March to 2.50 percent in December.

### Should you choose a fixed or variable rate mortgage?

Variable rate mortgages typically have a lower interest rate than fixed rate mortgages and historically, they've saved people money. However, fixed rate mortgages have the benefit of offering certainty and predictability. They make budgeting easier and take away any trepidation around potential interest rate hikes.

To better determine which mortgage type will cost you the least, see what leading economists are forecasting for the target federal funds rate. Just keep in mind that no one can reliably predict future fluctuations.



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**(814) 262-7253**

## 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](http://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.**

BACK-UPS WANTED



**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



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! **\$105,000**



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. **\$62,999.**

NEW PRICE



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, 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 RENTALS


**RICHLAND - R120 Metzler St.** - Cute one floor, 1 BR, eat-in kit., one stall garage for storage. Heat, lights, water, sewer, garbage incld. Tenant pays for cable and phone. No pets, non-smoking. Stove, fridge, kitchen table & chairs provided. **\$650/mo. + sec. dep.**

**WINDBER - 20th St.** - Available Nov. 1. 3 BR 1/2-dbl., eat-in kit., DR, LR, 1-stall garage. No pets, no smoking. **\$625/mo + util. + sec.dep.**

**RICHLAND - MINE 37** - Available immediately! 2 BR 1/2-dbl., LR, eat-in kit., full BA 1st fl. Front porch, lrg. yard. No pets, no smoking. **\$475/mo + util. + 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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Sheree Speicher,  
Broker, 533-9093




Susan Raymore  
659-0007



Tara Nicklow  
659-8392



Kim Huston  
255-9500



Bill Grove  
241-0413

For More Info and to See All of our Listings and Rentals Please Visit: [www.johnstownrealestate.net](http://www.johnstownrealestate.net)

PENDING



**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!



**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!



**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.

NEW LISTING



**1225 Christopher St., Westmont Boro** **\$134,900**  
All brick 3 bedroom, 2 bath home in Westmont Schools. OPEN floor plan! UPGRADED! Patio and gazebo! Fenced yard, two car garage on .34 of an acre!



**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.



**2237 Menoher Blvd.**  
**Westmont Boro**  
**\$93,000**  
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.

SOLD



**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

PENDING



**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!!!

MULTI-FAMILY



**304 State St.**  
**Southmont - \$249,500**  
Nice, brick 4-unit (2 bed/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!

SOLD



**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

**ALL PARCELS REDUCED FOR QUICK SALE**  
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

LAND



**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.





**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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**MOVE204**



**153 Sally Rd., Middle Taylor Twp.**  
4 bedrooms, 3 baths, kitchen with work station, family room, gym area, 2nd family room, central air, 3-car garage, large deck, and seasonal views. **\$359,900**

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

**MOVE202**



**731 Luzerne St, Westmont Boro**  
Colonial-styled charmer nestled along the elms of Luzerne! 4 bedrooms, 3 1/2 baths, cherry kitchen with garden window, hardwood flooring, family room, 2 fireplaces, lovely lawn, and garage. **\$239,900**

**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**

**MOVE200**



**165 Mount Airy Dr., Richland Twp.**  
Approx. 1.7 acre site surrounds this 4 bedroom, 2 bath raised rancher with family room and fireplace, eat-in kitchen w/deck access, welcoming foyer, and integral garage. **\$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!

**MOVE237**



**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!

**NOW \$149,900**

**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 \$139,900**

**MOVE205**



**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!

**NOW \$109,000**

**MOVE254**



**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**

**MOVE252**



**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, covered front porch, deck, shed, and amazing country views.

**NOW \$114,900**

**MOVE262**



**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**

**MOVE236**



**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 \$74,000**

**MOVE363**



**Oakridge Estates Richland Acreage for Development**  
Approx. 25+ acres in Oakridge Springs Development. Clear to suit your home's style.

**NOW \$539,900**

**MOVE224**



**IN-PERSON OPEN HOUSE SUNDAY, 11:00-11:45**

**717 Breezewood Dr., Ferndale Boro**  
Brick rancher with 3 bedrooms, hardwood flooring, updated kitchen/dining combo, abundant double closet storage, cool central air, family room w/ fireplace, patio, and garage. **\$119,900**

**MOVE261**



**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**

**MOVE255**



**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**

**MOVE249**



**504 Woodvale Ave., 11th Ward, Woodvale area**  
Room to roam with 4 bedrooms, large living room, formal dining room, spare room, abundant closet storage, covered porches, and near amenities. **\$29,900**

## INSTANT INFO: Text **MOVEXXX** to 878787!

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



**MOVE380**



**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**

**MOVE208**



**1105-7 Edson Avenue, 8th Ward**  
Calling all rehabbers! Add to your portfolio and get this double rented ~ 3 bedrooms in each unit, 1107 includes main floor laundry, attic storage areas, covered porch, rear deck, separate utilities, and sewer compliant certificate. **\$64,900**

**MOVE280**



**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 \$37,500**

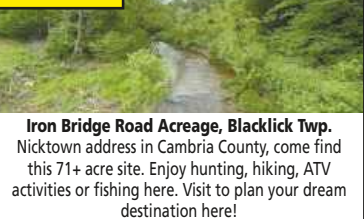
**MOVE358**



**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!**

**MOVE365**



**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**

**MOVE363**



**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**

**MOVE264**



**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**

**MOVE353**



**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 \$37,500**

**MOVE356**



**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**

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914-882-8888



**Barry Gehosky**  
322-3498

**(814) 269-4411 or TOLL FREE: 1-877-750-4411 • cbprestigerealty.com**



**NEW PRICE**  
**EAST TAYLOR \$189,000 - 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!



**NEW LISTING**  
**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.



**NEW PRICE**  
**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.



**NEW PRICE**  
**RICHLAND - \$119,500 - 801 Milo Lane**  
There is 1,400 sq. ft. of living space in this 4 BR/2 BA vinyl & frame with an attached garage that leads to breezeway & back entry.



**NEW LISTING**  
**RICHLAND SCHOOLS/GEISTOWN - \$119,000**  
**413 Brookside Way**  
Look no further than this 4 BR/1 BA sided home w/ oversized 2-car garage.



**NEW PRICE**  
**WEST END \$74,900**  
**130 Stone St.**  
There is a 6-unit building and a 2-unit building with 5 garages.

**WESTMONT \$69,900**  
**120 Venango St.**  
Put your finishing touches on this 2-unit. Both units have new carpet & new baths.



**NEW LISTING**  
**RICHLAND \$69,500**  
**1060 Tener St.**  
Well-maintained 2 BR/2 BA condo w/spacious bedrooms & covered back patio.



**NEW LISTING**  
**WINDBER \$45,000**  
**821 4th Street**  
Move right into this remodeled 3 BR/1 BA half-of-double house!



**NEW PRICE**  
**SOUTHMONT \$25,000**  
**297 Southmont Blvd.**  
This 3 BR/2 BA home is located in the Westmont School District and is ready for your finishing touches!

**MULTI-UNIT**

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## EBENSBURG RANCH

REDUCED



**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. Perfect for downsizing or as a starter home.

**REDUCED TO \$142,500 - BRING OFFERS!**

**Call Doug Tusing at 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**

NEW LISTING



## 18 COMMERCIAL ACRES

NEW LISTING



### MUNDY'S CORNER

18 ac. at intersection of Routes 22 and 271 in Jackson Twp., zoned Highway Commercial. Access from two areas on Rt. 271, plus Venture St. Public utilities available. Portion near primary access recently filled/leveled.

**Listed at \$139,000.**

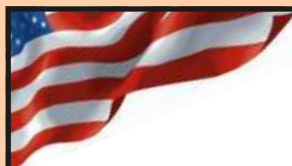
**Call Doug Tusing, 472-4260**

### EBENSBURG COMMERCIAL LEASE

## KIMBALL PLAZA

**One Space Left!**

**Call Doug Tusing, 472-4260**



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

## 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**

## 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.**

## PRESTIGIOUS EBENSBURG OFFICE LEASE OPPORUNITY



HISTORIC ELEGANCE

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**

## BUSINESS W/ REAL ESTATE

### CAMBRIA CO. PERSONAL CARE HOME

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

**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.

**Call Doug Tusing, 472-4260**