

FULLY-LEASED OFFICE FOR SALE

Johnstown, PA

1415 EISENHOWER BLVD. FOR SALE

- Fully-Leased, Multi-Tenant Office Building
- Well-Constructed with Curb Appeal
- Located in Dynamic Commercial & Office Area

PROPERTY DETAILS

APN	50-52-301.1
COUNTY	CAMBRIA COUNTY
TOWNSHIP	RICHLAND
TENANCY	(2) TENANTS
USE	OFFICE
BUILDING SF	+/- 7,308 SF
ZONING	C-3
ROOF	METAL
CONSTRUCTION	BRICK
SIGNAGE	MONUMENT
LEASE TYPE	MODIFIED GROSS
TAXES	BASE YEAR INCLUDED
SALE PRICE	\$1,600,000

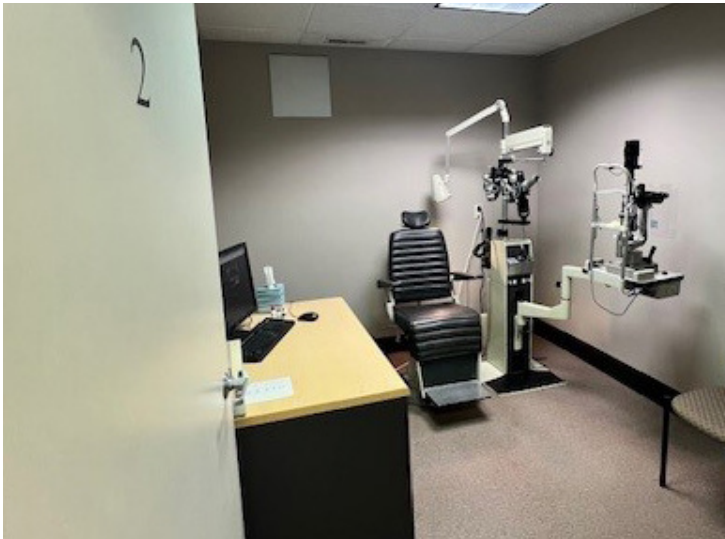
UTILITIES

WATER	PUBLIC, LANDLORD PAYS
SEWER	PUBLIC, LANDLORD PAYS
GAS	NATURAL, TENANT PAYS
ELECTRIC	TENANT PAYS
SNOW/LAWN	PRO RATA SHARE



FOR SALE

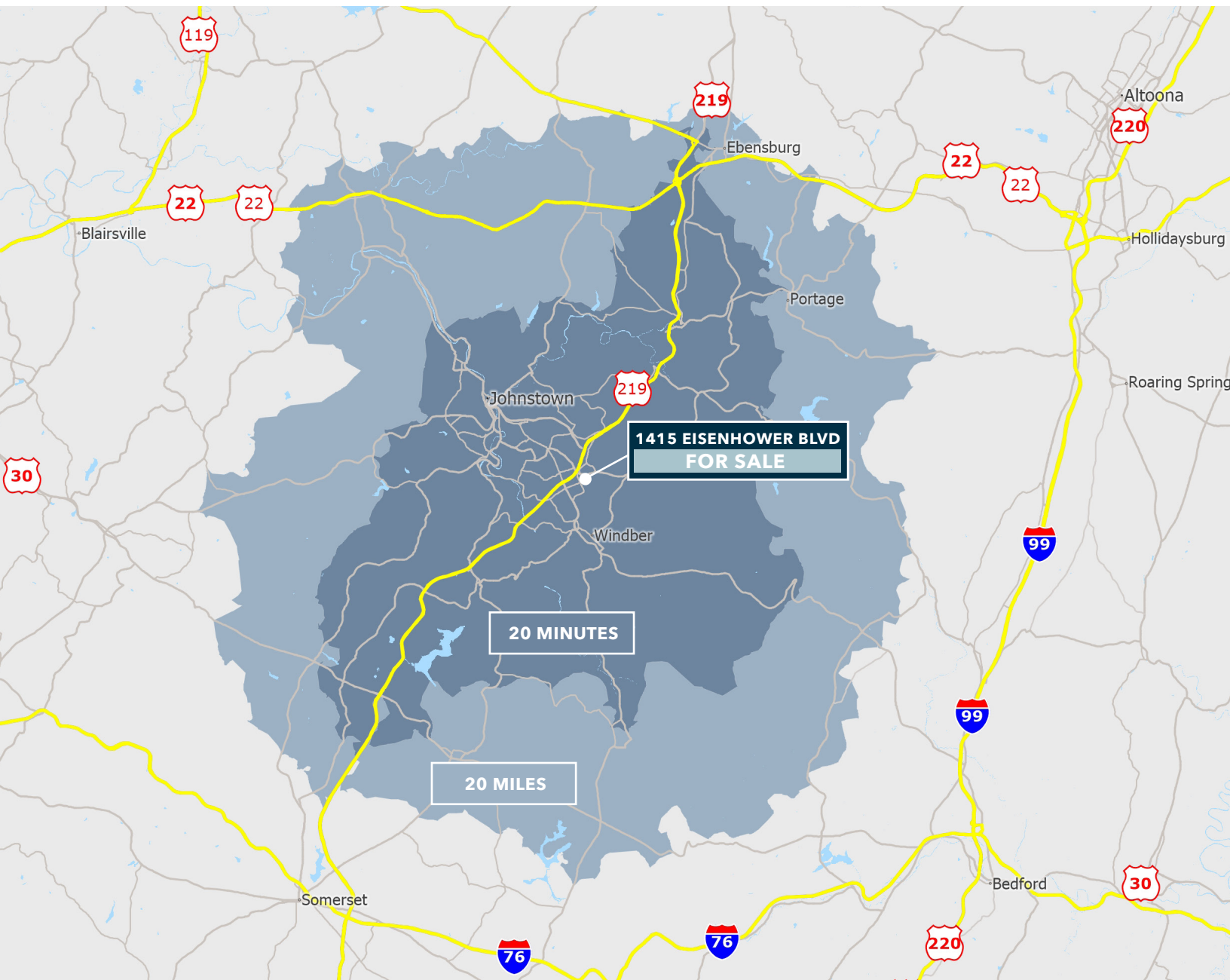
INTERIOR PHOTOS



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**20 MINUTES****POPULATION:** 88,336**WORKFORCE:** 50,519**AVERAGE HOUSEHOLD INCOME:** \$71,669**20 MILES****POPULATION:** 134,099**WORKFORCE:** 76,211**AVERAGE HOUSEHOLD INCOME:** \$72,409

