

For Sale

Former Senior Care Facility in Jerome, PA

SHORT SALE
LENDER
APPROVED



170 Phillips Street
Jerome, Pennsylvania

Confidential offering memorandum

**AVISON
YOUNG**



Exclusively Listed by

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**AVISON
YOUNG**
**CENTURY 21
COMMERCIAL**
Fairways Real Estate



Offering summary

\$895,000

Offering price



Building Price/SF:
\$36.22



Land Price/SF:
\$4.31



Address:
170 Phillips Street



City:
Jerome, PA



Building Area:
±24,710 SF



Land Area:
±4.76 Acres



Property Type:
Senior Care Facility



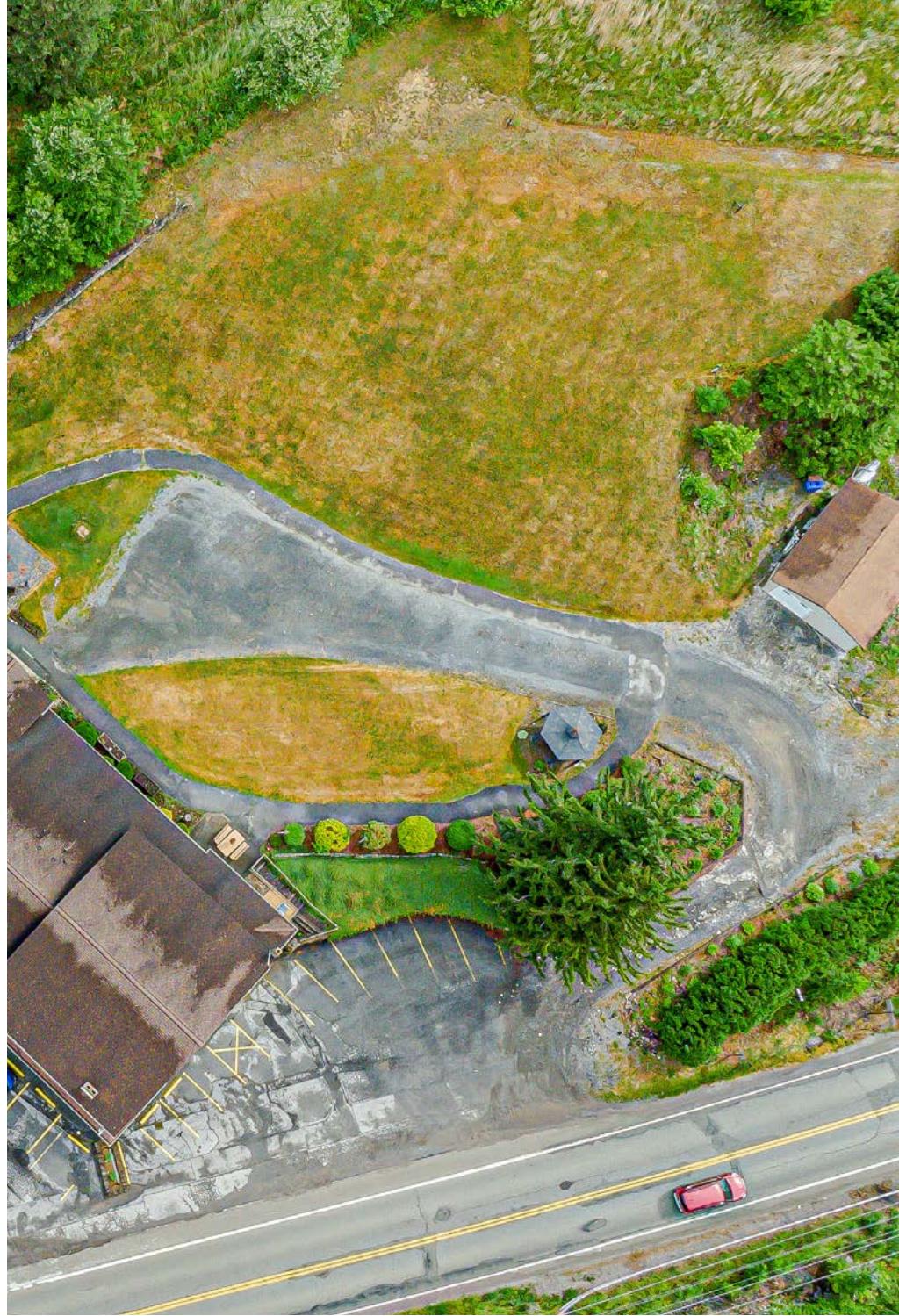
Year Built/Renovated:
1920/1999



APN:
S12-029-062-000



Zoning:
CTC



Investment summary

Avison Young is pleased to present the opportunity to acquire a vacant, senior care facility located at 170 Phillips St, Jerome, Pennsylvania. This $\pm 24,710$ SF sits on a ± 4.79 AC lot. This building has 33 units with 62 beds. Each of the 33 units features a three fixture bathroom with ADA compliant facilities. The exterior features outside sitting areas and garage. This space is a great fit for senior care or personal care providers looking to serve the Jerome area, or owner-users seeking a vacant senior care facility close to major Pennsylvania cities.

Highlights

- $\pm 24,710$ SF vacant senior care facility on 4.76 acres
- Ideal interior layout for another care facility use
- Ideally situated in local town near major cities
- 33 units with 62 beds at double occupancy
- All 33 units have ADA compliant facilities
- Outdoor sitting areas and garage
- Common living room, dining room, hair salon, and commercial kitchen

Location overview

Demographics (2 mile radius)

1,476

Population

616

Households

11,406

Daytime employees

\$75,732

Average household income

21%

Renter occupied

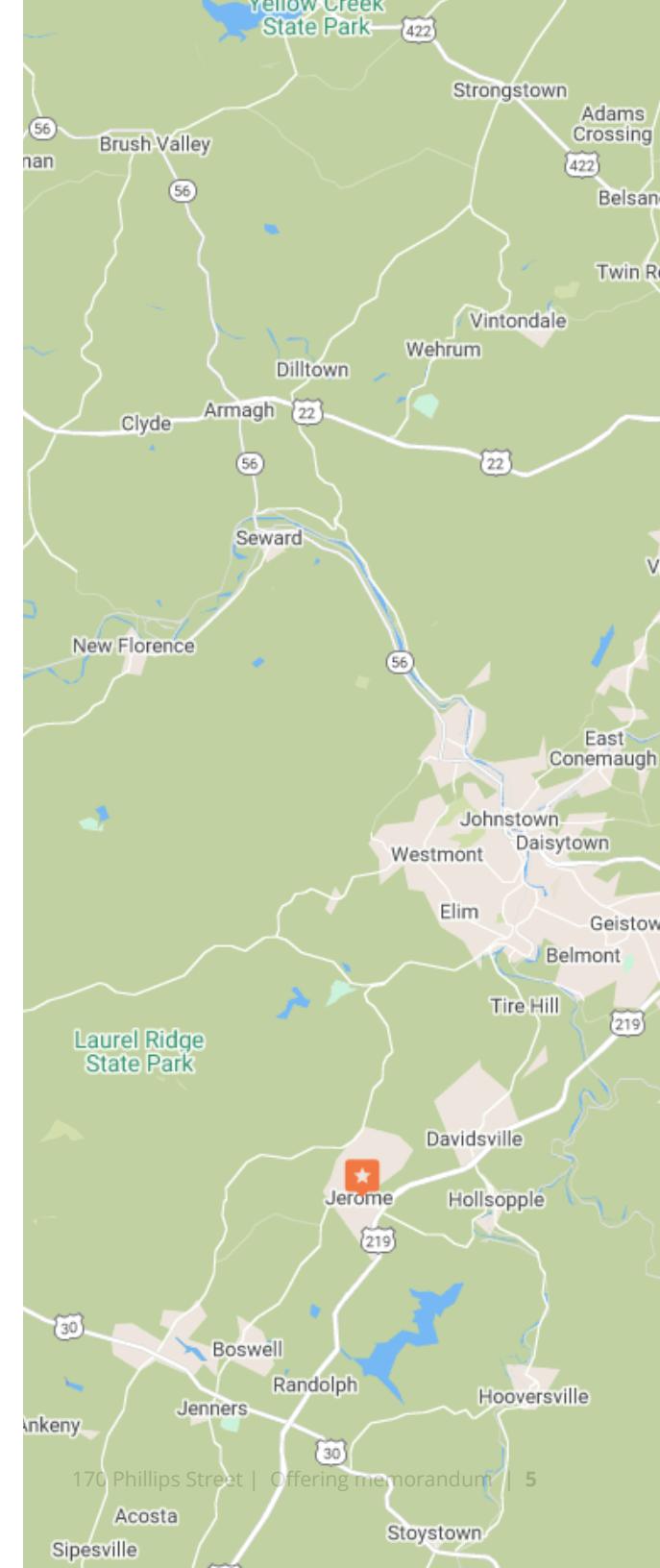
58

Daytime businesses

About Jerome, PA

Nestled in the scenic hills of Somerset County, Jerome, Pennsylvania is a quiet, close-knit community that offers the charm of small-town living with easy access to the amenities of nearby Johnstown. With a population under 1,000, Jerome is part of Conemaugh Township and is known for its peaceful atmosphere, friendly neighbors, and a strong sense of local pride. The town's history is rooted in coal mining and railroads, and today it retains a nostalgic character with tree-lined streets, modest homes, and a backdrop of rolling Appalachian foothills.

Just minutes from Jerome, 170 Phillips Street in Hollsopple presents a unique opportunity in a serene rural setting. This expansive 4.76-acre property once served as a senior living facility and features over 26,000 square feet of space, offering potential for redevelopment or continued use in healthcare or residential services. Surrounded by natural beauty and a supportive community, the location combines tranquility with convenience—ideal for those seeking a slower pace of life without sacrificing accessibility.









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