

MLS #: O96032408A (Active) (22 Hits)

1397 EISENHOWER BLVD. Johnstown, PA 15904



**Gross Bldg SqFt:** 2,000  
**Source SqFt:** See Comments  
**# Stories:** 1  
**# Parking Spaces:** 200  
**# Garage Stalls:** 0.00  
**Garage/Parking:** Other-See Comments  
**General Parking Description:** Paved  
**Separate Utilities:** Yes

**Rent Amount:** \$2,283  
**Rent Amount per SqFt:** \$0.00  
**Available Date:** 10/11/2023  
**Unit # or Lot #:** 103  
**Municipality:** Richland Twp-50  
**School District:** Richland  
**Area/County:** Cambria County  
**Zoning:** Commercial  
**Subdivision Description:** Richland Square III

Legal Description: tbd

All of Parcel: No	Gross Taxes \$: 0.00	Tax Year: 0	Assessed Value \$: 0
Tax Map #: tbd	Association Dues: None	Association Dues Amt \$: 0.00	
Lot Size: 0	# Acres: 0.00	Flood Zone: Unverified	
Annual Taxes \$: 0.00	Annual Insurance \$: 0.00	Annual Utilities \$: 0.00	
Annual Management Fees \$: 0.00	Annual Other Expenses \$: 0.00		
Voltage:	Amps:	Electric Phase:	
Fire Sprinklers:	Loading Docks:		License Type:
Asset Sale:	Liquor License: No		

	Unit #	Occupied	Annual Rent	Lease Rent Expires	Garage Door Height	Ceiling Height
Unit 1	1 Fl	No	27,400			
Unit 2						
Unit 3						
Unit 4						
Unit 5						

**Unit 1 Features:**  
**Unit 1 Property Use:** Medical/Dental, Office, Office Building, Professional  
**Unit 2 Features:**  
**Unit 2 Property Use:**  
**Unit 3 Features:**  
**Unit 3 Property Use:**  
**Unit 4 Features:**  
**Unit 4 Property Use:**  
**Unit 5 Features:**  
**Unit 5 Property Use:**

<b>Construction:</b> Brick	<b>Sewer Type:</b> Public Sewer
<b>Roof Type:</b>	<b>Water Sources:</b> Public
<b>Basement:</b>	<b>Heating:</b> Forced Air
<b>Driveway:</b>	<b>Fuel Type:</b> Gas
<b>Road Type:</b> Paved, Public Street	<b>Cooling:</b> Central Air
	<b>Internet Available:</b>

**Also Included:** N/A  
**Exclusions:** N/A  
**Directions:** Eisenhower Boulevard.  
**Public Comments:** Richland Square III Professional Office Space. First floor office has approx. 2000 ft of space available. Rent is \$2,283.00 per month, Gas forced air heat and central air. Ample parking. Rent is \$12.35 per square foot plus \$1.35 CAM, Plus utilities and proportionate taxes. Security deposit, credit & criminal check required. Call today to schedule a tour!  
**Agent Comments:** Owner/Co-Owner is licensed real estate agent and/or broker in PA. \*\*REFERRAL ONLY\*\* Send clients name and contact information to the rental office 814-262-7653 or suzettecolvin@remax.net \*\*See Document Section for referral sheet\*\*  
**Owner First Name:** LCM Development **Owner Last Name:** Timothy Leventry  
**Second Owner First Name:** Colvin Corp **Second Owner Last Name:** Rex McQuaide  
**Owner Address:** **Owner City:** **Owner State:** **Owner Zip Code:**  
**Owner Phone:** **Owner Fax:** **Owner E-mail:**  
**Agent Owned:** Yes **Sign:** Yes **Security:** No  
**Commission Agreement:** \$100 Referral  
**Lockbox:** No **Key/Lockbox Location:** N/A **Lockbox Serial Number:**  
**Occupancy:** Vacant **Possession:** Subject to Lease  
**Showing Instructions:** Appointment Only, Call Listing Office  
**Special Information:** Elevator, Handicapped Access  
**AllowBlog:** Yes **AllowCmnts:** Yes **AllowAVM:** Yes **Internet:** Yes **DsplyAddr:** Yes **DsplyOwnr:** No  
**List Date:** 10/9/2023 **Expire Date:** 10/9/2024 **Days on Market:** 23  
**Rented Amount:** \$0 **Rented Date:** **Renting Agent:** **Renting Office:**  
**Selling Agency Bonus:**

**Listing Office:** RE/MAX TEAM, REALTORS (#:41)  
**Main:** (814) 262-7653  
**Fax:** (814) 266-1555  
**Office Corporate License:** RB062253C  
**Co-Listing Office:** RE/MAX TEAM, REALTORS (#:41)  
**Co-Main:** (814) 262-7653  
**Co-Fax:** (814) 266-1555  
**Co-Office Corporate License:** RB062253C

**Listing Agent:** Robert Colvin (#:180)  
**Contact #:** (814) 262-7653  
**Agent Email:** [rcolvin@remax.net](mailto:rcolvin@remax.net)  
**License Number:** AB062981L  
**Co-Listing Agent:** Robert (Bobby) Colvin Jr (#:2081)  
**Co-Contact #:** (814) 262-7653  
**Co-Agent Email:** [BobbyColvin@remax.net](mailto:BobbyColvin@remax.net)  
**License Number:** RS326194

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