

FULLY-LEASED OFFICE FOR SALE

Johnstown, PA  
Richland Twp.

# 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

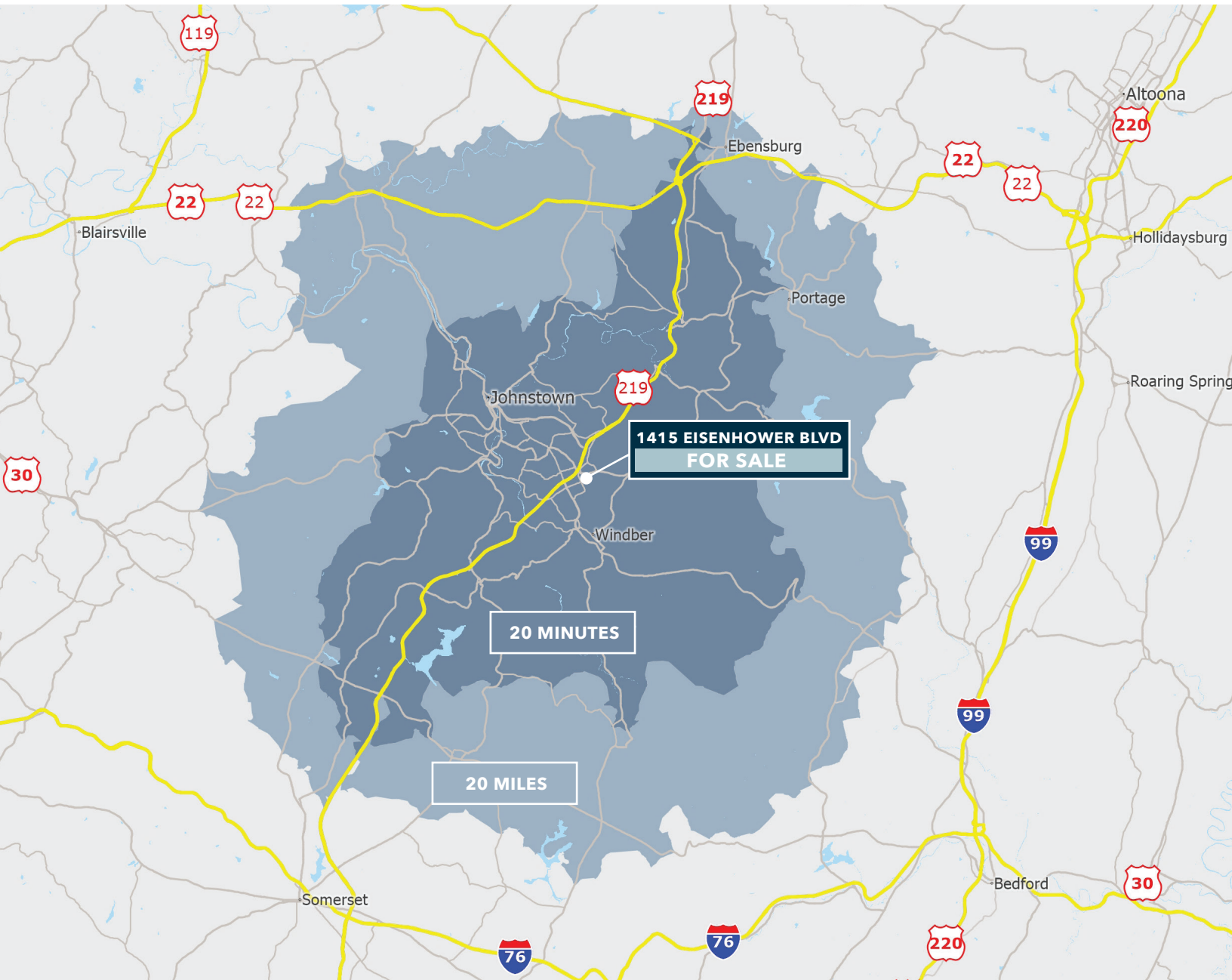
## UTILITIES

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









## 20 MINUTES

<b>POPULATION:</b>	88,336
<b>WORKFORCE:</b>	50,519
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$71,669

## 20 MILES

<b>POPULATION:</b>	134,099
<b>WORKFORCE:</b>	76,211
<b>AVERAGE HOUSEHOLD INCOME:</b>	\$72,409



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