



For Lease / Sale

**Bob Varner**  
**ENNSWOOD**  
COMMERCIAL REALTY, LLC.  
**814-942-6300**

## **Former UPMC / Conemaugh Medical Facility**

**1481 Eisenhower Blvd., Johnstown Pa. 15904**

**Free Standing Second Gen. Med./Office Space: 10,200 sf. / Lot Size: 2.3 Acres.**

**Parking Stalls: 60 + including per code handicap stalls.**

**Ingress/Egress from Eisenhower & Theater Dr.**

- \* Patient Waiting Rooms \* X Ray rooms \* Ultrasound rooms \* Radiation room**
- \* Bio-Hazard area \* Lab Facility \* Nurses stations \* Physicians Offices**
- \* 16 Exam rooms \* File rooms \* Staff Lounge \* Public restrooms**

**Asking Lease Rent: \$18.00 sf. nnn / Taxes: \$30,600 Ann.**

**Asking Selling Price: \$2,000,000.00**



Legend

**HOSS'S**  
FAMILY  
STEAK & SEA

Walmart

**DOLLAR TREE**

Famous  
Footwear

**TJ-maxx**

Panera  
BREAD

**ULTA**  
BEAUTY

**five**  
BELOW

AEO

Bath  
& Body  
Works

**ROSS**  
DRESS FOR LESS

**Cinemas 10**

Family Systems

**SITE**

URGENT CARE  
**iCare**

LAUREL  
EYE CLINIC

**JOHNSTOWN**  
HEART & VASCULAR  
CENTER

Graystone  
Court Villas

Google Earth



200 ft

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**10,200 sf. Med/Office Bldg.  
2.3 Acre Tax Parcel**

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**Legend**  
📍 1481 Eisenhower Blvd

Walmart

1481 Eisenhower Blvd.

Google Earth  
©2024 Google

10 ft



**Legend**  
📍

Walmart

1481 Eisenhower Blvd.

Google Earth  
©2024 Google

10 ft



Legend



**Street View from Theater Dr.**

Google Earth

©2024 Google

Legend

1481 Eisenhower Blvd



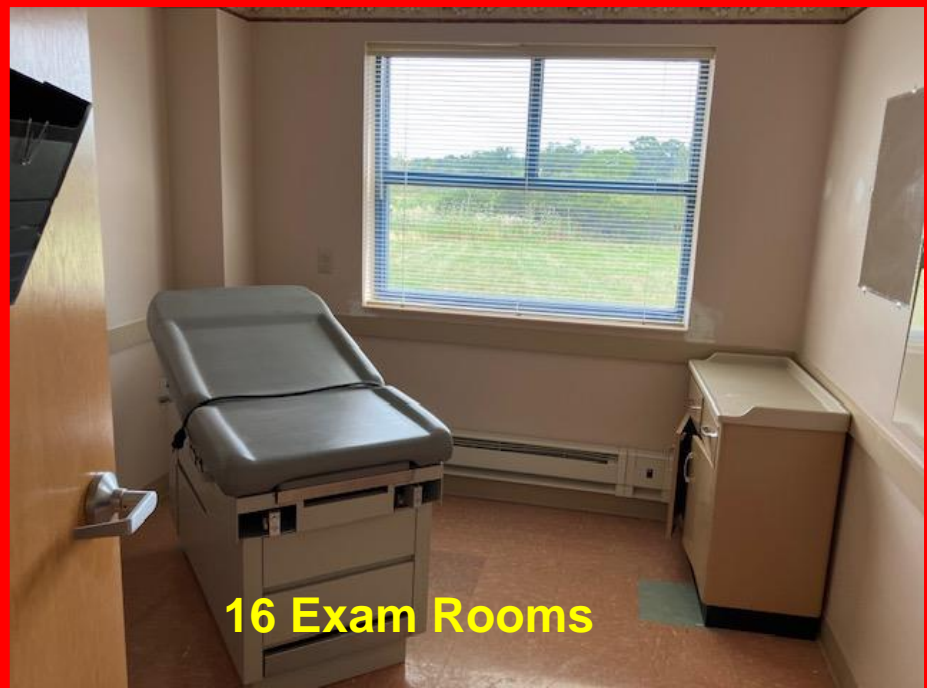
**Street View from Eisenhower Blvd.**

Google Earth

©2024 Google



**Reception Area**



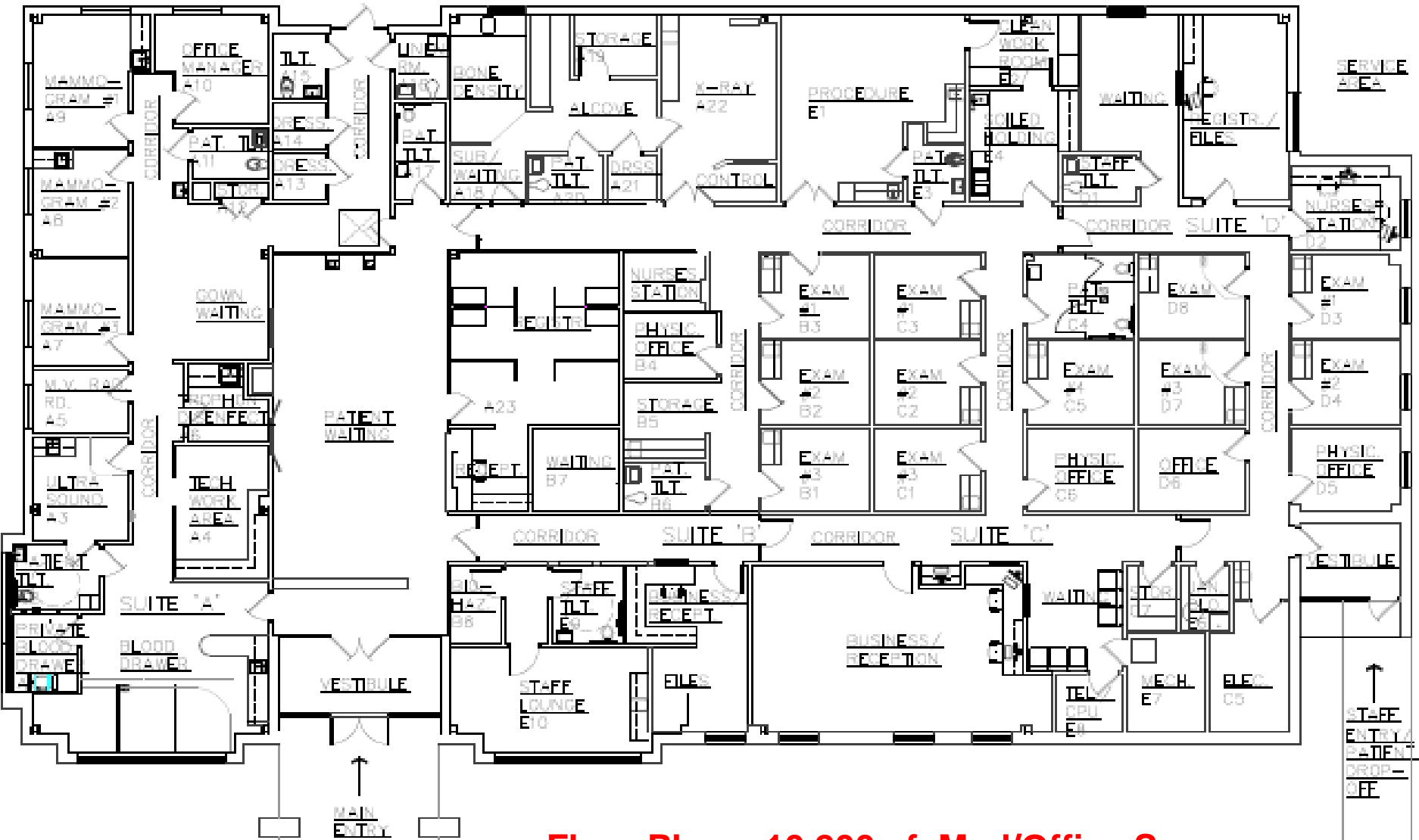
**16 Exam Rooms**



**Hallway to Multiple Exam Rooms**



**Kitchenette Area**



**Floor Plan – 10,200 sf. Med/Office Space**