



Lease or Sale

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

Hertz

amazon

AutoZone

3119 Pleasant Valley Blvd

AT&T

Pleasant Valley Blvd: ADT: 23,000

DUNKIN' DONUTS

Google Earth

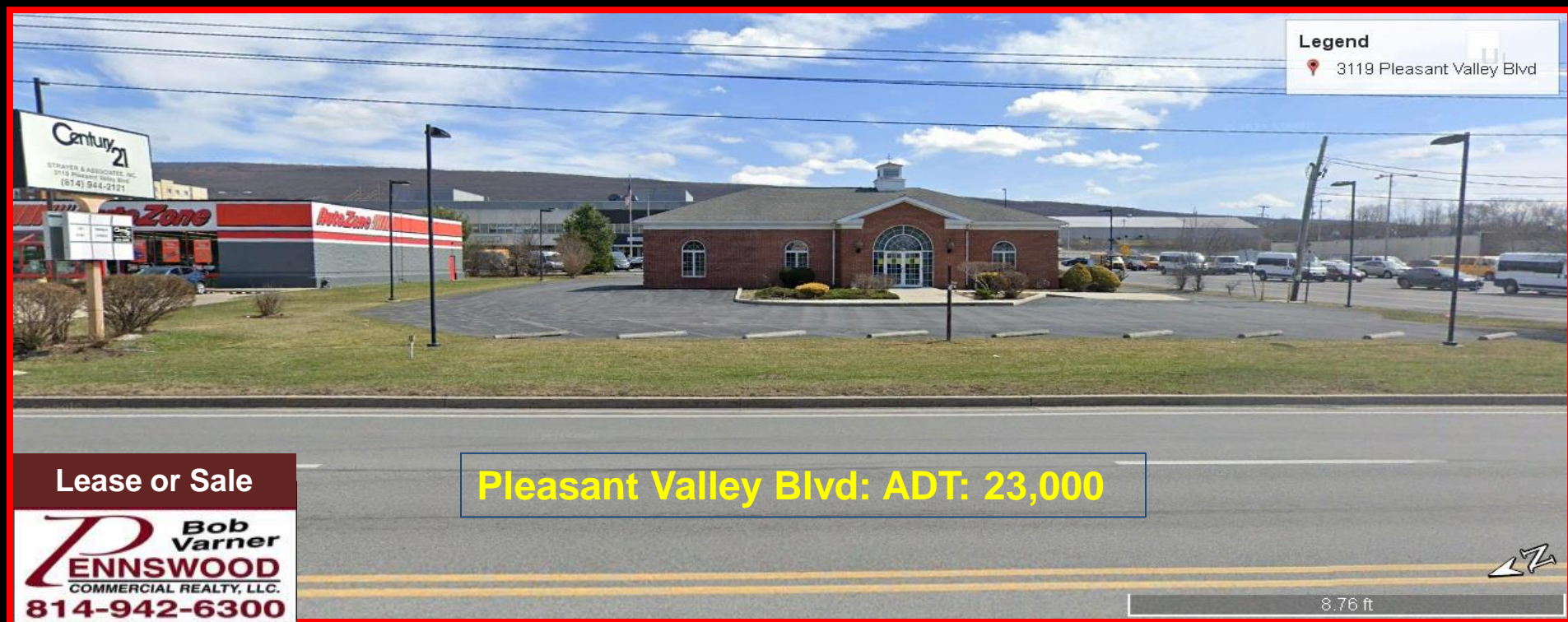
100 ft

**3119 Pleasant Valley Blvd., Altoona Pa. 16602 (Corner Lot)**

- Free Standing Professional Office Building Size: 3,390 sf. / Lot Size: .63 Acres.
- Signalized Intersection / 20 Parking Stalls / Full Access
- Two sided Pylon with Lot and Landscape Lighting
- Reception/lounge area, 7 private offices, Conference room, Kitchenette, 2 ADA Compliant restrooms. Attractive brick façade with a durable shingle roof
- Forced-air heating (natural gas), Central air conditioning, 200+ Amp service
- Ideal For: Professional services , insurance agencies, law offices, small medical/dental clinics, or administrative uses.
- Asking Lease Rent: \$16.00 sf. nnn / Taxes: \$11,732 Ann. Sale Price: \$975,000

Legend

3119 Pleasant Valley Blvd



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8.76 ft



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Google Earth



**3119 Pleasant Valley Blvd., Altoona Pa. 16602**

- **Professional Office Bldg. 3,390 sf. / .63 Acres**
- **20 Parking Stalls / Corner signalized traffic light.**
- **Rent: \$16.00 sf. nnn / Sale: \$975k Taxes: 11,732 Annual.**

Pleasant Valley Blvd

Length: 138.1 Feet

Length: 200.4 Feet

.63 Acre Parcel

3119

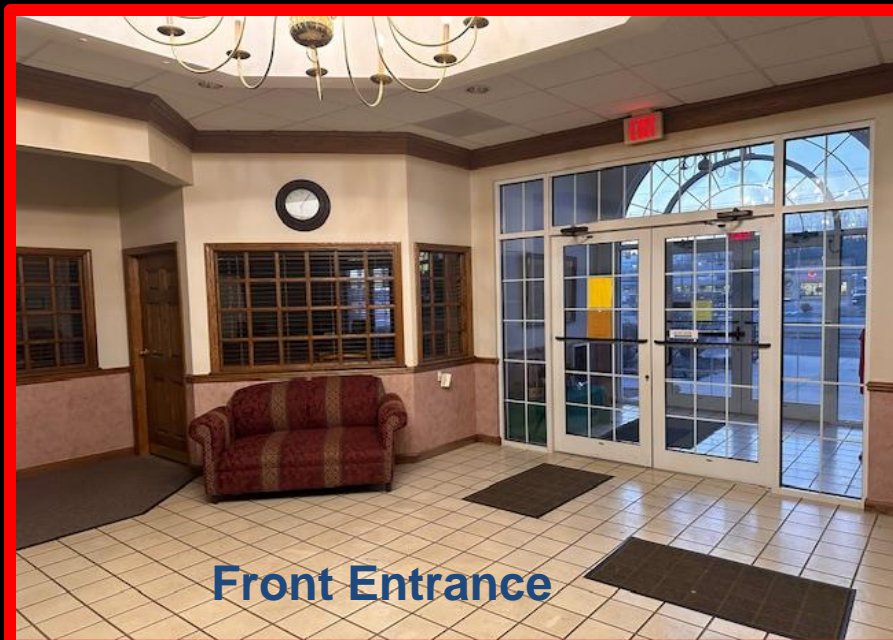
3119

Length: 138.8 Feet

Length: 200 Feet







**Front Entrance**



**Conference Room**



**Reception Area**



**Doorways to Offices**