



ALTOONA Pa.

- **3010 Pleasant Valley Blvd., Altoona Pa.**
- **37,500 sf. Building (Vacant)**
- **2.64 Acre Site**
- **Parking Stalls: 77**
- **Annual Taxes: \$25,000**
- **For Sale: \$2,000,000.00**
- **For Lease: \$5.00 sf. nnn**

Legend

Tennyson Ave



37,500 sf
Bldg.
2.64 Acres.



Pleasant Valley Blvd. 25,000 CPD



Pleasant Valley Blvd

For Lease/Sale

Bob Varnier
ENNWOOD
 COMMERCIAL REALTY, LLC.
 814-942-6300

Access Rd

Cayuga Ave

Laughlin Cr

Buff Dr

Dove Ave

700 ft



Former Miller Bros. Furniture - 3010 Pleasant Valley Blvd. Altoona Pa.

Courtesy
Jeep

FIORE
FURNITURE

Legend

37,500 sf. Bldg.

2.64 Acre Site

O'Reilly
AUTO PARTS

Pleasant Valley Blvd. 25,000 CPD

Google Earth

Pleasant Valley Blvd

Gayunga Ave



Former Miller Bros. Furniture - 3010 Pleasant Valley Blvd. Altoona Pa.

For Lease/Sale

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

Pylon Sign



37,500 sf. Bldg.



Pleasant Valley Blvd. 25,000 CPD

Google Earth



10 ft

Former Miller Bros. Furniture - 3010 Pleasant Valley Blvd. Altoona Pa.

37,500 sf. Bldg.

1 of 2 Pylon Signs



37,500 sf. Bldg.
(side of building)

1 of 2 Pylon Signs



2 Grade Level Doors open up to 4 under roof Docks

CUSTOMER PICK UP

Exterior Electric Roll-up Doors / Delivery



Interior Receiving



Under Roof Dock Height Receiving/ Delivery



Interior Photos



Interior Photos



Interior Photos