



\$1,300,000

**3315 PLEASANT VALLEY BOULEVARD,
ALTOONA, PA 16602**

<https://railcityrealty.com>

- Business
- Commercial Sale
- Active
- 12196 sq ft

Great long term investment property with one of the country’s most popular restaurants as the Triple Net tenant. Taxes, utilities, repairs, maintenance, insurance paid by Tenant. The land lease contains renewal options with rent adjustments. This is an out parcel adjacent to the Pleasant Valley Shopping Center. Unlimited parking available. Call Bob or Sandra for...



Robert Pennington



Basics

Category: Commercial Sale

Status: Active

Lot size: Public Records, 0.58 sq ft

Subdivision Name: Pleasant Valley

Zoning: Commercial

Type: Business

Area: 12196 sq ft

Year built: 1984

Lot Size Acres: 0.58 acres

County: Blair

Building Details

Building Area Total: 12196 sq ft

Sewer: Public Sewer

StoriesTotal: 1

Foundation Details: Concrete Perimeter

Roof: Shingle

Construction Materials: Wood Siding, Stucco

Heating: See Remarks

Roof: Shingle

Basement: None

Amenities & Features

Pool Features: None

Utilities: See Remarks

Parking Features: See Remarks

Lot Features: Gentle Sloping

Cooling: See Remarks

Electric: See Remarks

Fencing: None

WaterSource: Public

Exterior Features: Lighting, Private Entrance

Fees & Taxes

Tax Assessed Value: \$1,662,300

School Information



High School District: Altoona

Miscellaneous

Listing Terms: Cash, Commercial, Conventional,
Other

Special Listing Conditions: Standard

Courtesy of

List Office Name: Coldwell Banker Town & Country R.E.

