

2,676 SF Former Dental Office

Turnkey Medical / Professional Space on Duncansville's Main Commercial Corridor

2,676	\$14.00	Dental
SQUARE FEET	PER SF — GROSS	OFFICE BUILDOUT

Rare turnkey medical/professional space on Duncansville's main commercial corridor. This 2,676 SF suite was built out and operated as a dental practice, offering the plumbed infrastructure, divided treatment rooms, reception/waiting area, and private offices that make medical and professional tenants expensive to replicate — here, the hard work is already done.

Located in Duncansville Plaza on 3rd Avenue, the suite sits on the primary commercial artery connecting Altoona and Hollidaysburg, with strong daily drive-by traffic and the visibility small practices and professional firms need. Shared plaza parking and an established commercial address round out an easy move-in for the right tenant.

- **2,676 SF** — former dental office with treatment rooms, reception/waiting, and private offices
- **Plumbed throughout** — ideal for dental, medical, orthodontic, or specialty practice reuse
- **3rd Avenue frontage** — Duncansville's main commercial corridor between Altoona and Hollidaysburg
- **Shared plaza parking** in an established retail/office setting
- **\$14.00/SF Gross** — simple, all-in occupancy cost

For leasing information, contact:

Bob Varner • Pennswood Commercial Realty • (814) 942-6300

116 Union Ave, Altoona, PA • pennswoodcommercial.com