



RIDGWAY PA MEDICAL REDEVELOPMENT

94 Hospital St, Ridgway, PA Former Hospital | 75,000 SF
Institutional Healthcare Campus Opportunity

Institutional healthcare asset positioned to serve as a regional inpatient behavioral health hospital, maternity and women's health center, or senior care campus in an eight-county underserved market.

Prepared by Crown Homes Real Estate



Investment Highlights

- ±75,000 SF former hospital campus
- Institutional brick construction
- Existing patient room and clinical layout
- 3 elevators and 3 loading docks
- Hospital-grade mechanical systems
- ADA compliant
- Sprinkler and alarm systems
- Updated plumbing and electric
- On-site parking (100+ spaces)
- Daycare wing for multi-service healthcare model
- Central downtown location
- Delivered vacant at closing
- Potential grant/incentive opportunities for senior-living and healthcare development (buyer to verify)

Opportunity

Rare opportunity to acquire a full-scale hospital facility positioned to serve as a critical healthcare access point for an underserved eight-county region.

The property is ideally suited for development as:

- An inpatient behavioral health hospital
- A maternity and women's health campus
- A senior living or senior care facility

The subject property offers institutional healthcare infrastructure at a fraction of replacement cost. Ground-up hospital or inpatient facility development today requires multi-year entitlements, certificate-of-need approvals, and significantly higher construction costs.



REGIONAL HEALTHCARE GAP

Market Reality

The absence of maternity services and inpatient psychiatric capacity has created a regional healthcare access crisis, forcing residents to travel hours for essential care.

- Zero maternity clinics within an eight-county radius
 - Limited inpatient behavioral health capacity
 - Aging population with increasing care needs
 - Long travel distances for essential healthcare services
 - Hospital closures across rural Pennsylvania
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MARKET OVERVIEW — RIDGWAY, PA

Ridgway is a historic factory town serving as a regional hub for surrounding rural communities. The town has a strong blue-collar workforce legacy and an aging population that depends on regional healthcare access.

The lack of maternity care, inpatient psychiatric services, and senior care facilities has created a critical healthcare void across multiple counties.

This property sits at the center of that void



WHY THIS ASSET WORKS AS A REGIONAL HEALTHCARE CAMPUS

- Originally designed for patient care
- Hospital-grade mechanical backbone
- Clinical floor plates
- Vertical circulation for staff and patients
- ADA-ready infrastructure
- Central regional access point
- Campus-style layout for phased expansion

PRIMARY HEALTHCARE USE CASES

1) Inpatient Behavioral Health Hospital

- Adult psychiatric care
 - Adolescent psychiatric care
 - Dual-diagnosis treatment
 - Substance use disorder treatment
 - Residential behavioral health programs
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2) Maternity & Women's Health Campus

- Labor & delivery
- Prenatal and postnatal care
- OB/GYN services
- Neonatal care
- Family health services
- Daycare integration

Serving an eight-county maternity desert.

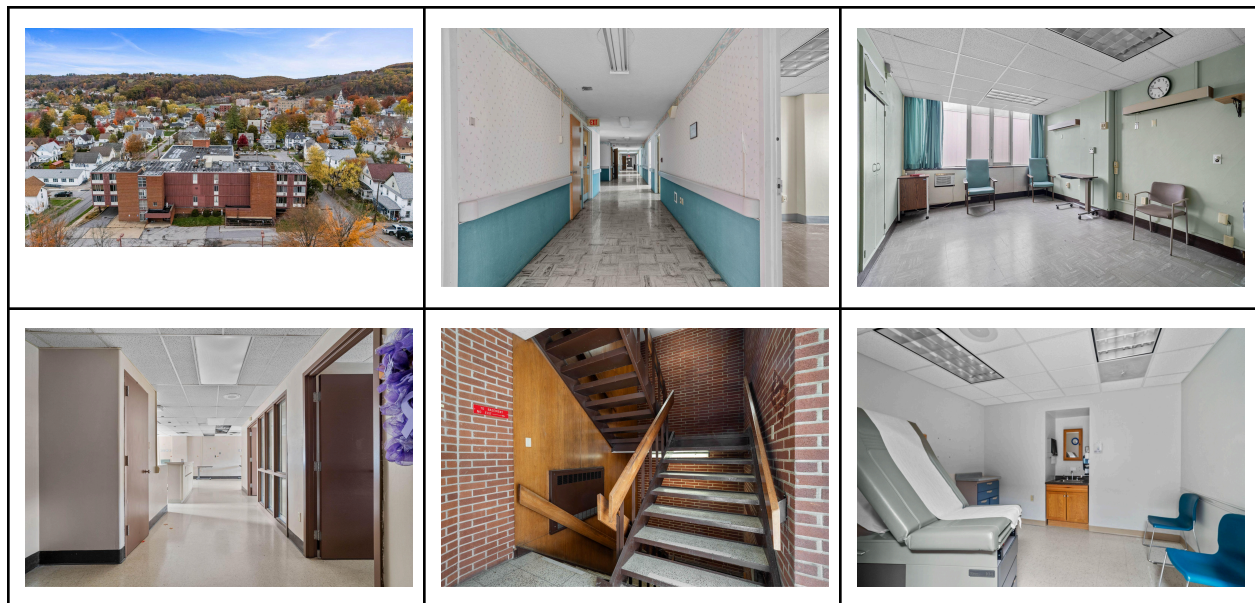
3) Senior Living & Senior Care

- Assisted living
- Memory care
- Skilled nursing
- Senior behavioral health
- Rehabilitation services

DEMAND DRIVERS

- Eight-county maternity care gap
- National inpatient psychiatric bed shortage
- Rural healthcare access crisis
- Aging population growth
- Hospital closures in secondary markets
- Federal and state rural healthcare funding
- Healthcare workforce development initiatives

Behavioral health, maternity care, and senior services are among the fastest-growing healthcare investment sectors, supported by federal and state funding initiatives, nonprofit capital, and private healthcare operators.





Full due diligence materials, floor plans, and property tours available upon request.

Contact Information

Meghan Heckmann, Broker
Crown Homes Real Estate
Phone: 412-290-6321
Email: meghan@crownhomes.com

Martina Getty, Co-Listing Agent
Crown Homes Real Estate
Phone: 412-841-3746
Email: martina@crownhomes.com

