



Professionals

FREE

Sept - Nov 2023

*Serving Tioga, Potter, McKean,
Warren & Bradford counties*



*See page 18 for more
info on this property!*

Home Happens Here

*Features Residential, Commercial,
Multi Unit & Land properties*



Independently Owned & Operated
www.howardhannaprofessionals.com

Howard Hanna Professionals Office Locations



11564 Route 6
Wellsboro, PA 16901
570-723-1600



336 Rt. 6 W Suite 3
Coudersport, PA 16915
814-260-1464



104 Forest Ave
Smethport, PA 16749
814-887-7772



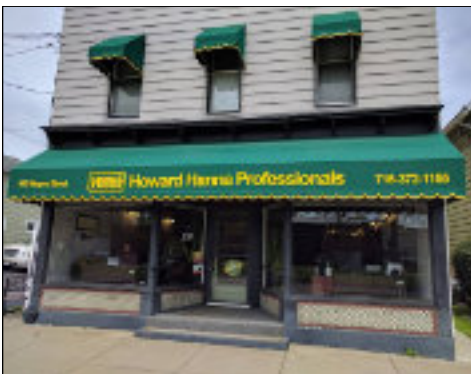
30 S Fraley Street
Kane, PA 16735
814-837-8540



90 Mechanic Street
Bradford, PA 16701
814-362-7450



4234 Market St. Suite #1
Warren, PA 16365
814-726-2000



410 Wayne Street
Olean, NY 14760
716-372-1155





Professionals

Hello Friends!

Welcome to the newest edition of our magazine featuring the best properties in the area. Changes are everywhere – the seasons are shifting, school is back in session, and our offices in Warren and Bradford changed their locations. Are you ready for a change? Perhaps you'd like to downsize, find a different view or expand your horizons with a business venture. Start by perusing our inventory. Then reach out to any of the Professional agents throughout this magazine because they are prepared to assist you with every step of the selling & buying processes.

We offer multiple tools to our buyers and sellers including the 100% Money Back Guarantee, Real Scout, & HSA Home Warranties. In addition, our network of Howard Hanna agents and inventory spans thirteen states. One of our newest changes is the addition of Hanna Home Concierge. It's a full-service homeowner platform providing a personal assistant to help with moving and home management needs.

At Howard Hanna Professionals, we aim to provide a multi-faceted real estate experience with a personal hometown touch. From its inception as a single Olean, NY office in 2001 to its current seven office span in PA & NY, Howard Hanna Professionals remains a family-owned business. Our agents use cutting edge technology to work cooperatively with local real estate related businesses to provide seamless transactions.

As we transition from one season to another, we hope that you'll reach out to Howard Hanna Professionals to assist you with whatever real estate change is in your future.

Sincerely,

A handwritten signature in blue ink, appearing to read "Dennis B. Pezzimenti".

Dennis Pezzimenti

Managing Broker

716-378-8989



Magazine Table of Contents

Page 2: Howard Hanna Professionals Offices

Page 3: About Us

Page 4: Table of Contents

Pages 5-7: Warren Office Listings/Agents

Page 8-15: Wellsboro Office Listings/ Agents

Page 16-21: Coudersport Office Listings/Agents

Pages 22-24: Smethport Office Listings/Agents

Pages 25-27: Kane Office Listings/Agents

Pages 28-30: Bradford Office Listings/Agents

Page 31-33: Commercial Properties

Page 34: E-Zine/ Facebook Info

Page 35: Money Back Guarantee



Professionals


0 Church Street, Ludlow



MLS#13072
\$27,000

Workshop/Garage
0.11 Acres

122 Walnut Street, Warren



MLS#13090
\$79,900

3 BD, 1 BA
0.25 Acres

0 Hazeltine Hollow Road, Sugar Grove



MLS#12777
\$99,500

LAND LISTING
41.00 Acres

7 First Street, Tidioute



MLS#13099
\$149,900

3 BD, 2 BA
0.50 Acres

NEW LISTINGS

29 Williams Street, Russell \$275,000 3 BD, 2 BA 0.50 Acres MLS#13140

**** CALL TODAY FOR MORE INFORMATION 814-726-2000 ****



Professionals

GRAND OPENING
CELEBRATION

Howards Hanna Professionals Warren
4234 Market Street - Wednesday Sept. 13, 2023

FOOD TRUCKS

11:30 AM - 7:00 PM

Meet your local Warren County agents and tour our new location!



Check out our

NEW LOCATION

4234 Market Street

Warren, PA 16365

(814) 726-2000



Professionals

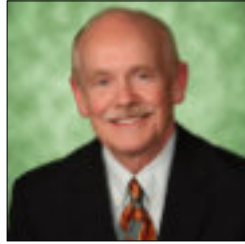
We won't just find you a home, we will be there every step of the way.

Call Howard Hanna Professionals Warren Today!

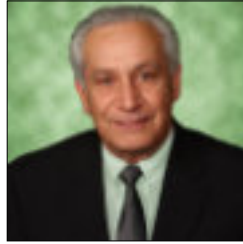
Warren Office Agents



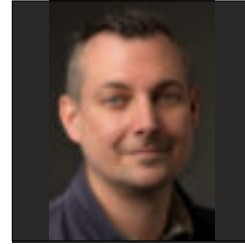
Jerry Come
Realtor
814-730-8901



Jerry Howgard
Realtor
814-730-7840



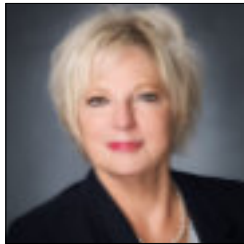
John Natale Jr.
Realtor/Appraiser
814-563-7637



Joshua Archer
Realtor
814-230-5820



Katrina Loree
Realtor
814-688-6124



Lisa Nielsen
Realtor
814-720-3168



Melissa Uber
Realtor
716-338-8781



Norma Archer
Realtor
814-282-4009



Sandra Flick
Realtor
814-779-3216

The Howard Hanna Professionals Warren real estate office services Warren, Spring Creek, Tidioute, Bear Lake, North Warren, Pittsfield, Sheffield, Youngsville, and other areas near Warren.



Professionals

4234 Market St. Suite #1
Warren, PA 16365
814-726-2000



350 E. River Street, Elkland



MLS#31716282...\$254,900
3 BD, 2 BA ~ 1.94 Acres

84 S. Academy Street, Mansfield



MLS#31716411...\$189,900
3 BD, 2 BA ~ 0.22 Acres

320 Hickox Road, Genesee



MLS#31716430...\$289,000
2 Homes ~ 4.30 Acres

119 Pine Street, Blossburg



MLS#31716571...\$135,000
4 BD, 1 BA ~ 1.25 Acres

113 Hawk Hill Lane, Westfield



MLS#31716573...\$450,000
3 BD, 2 BA ~ 16.60 Acres

2361 St. Route 607, Austin



MLS#31716656...\$159,900
1 BD, 1 BA ~ 4.59 Acres

18435 Route 6, Mansfield



MLS#31716740...\$299,000
5 BD, 2.5 BA ~ 2.00 Acres

27 W. Hill Road, Covington



MLS#31716763...\$85,000
1 BD, 3 BA ~ 0.07 Acres

2844 Stony Fork Road, Wellsboro




MLS#31716776...\$64,900
1.26 Acres

CHOOSE  www.howardhannaprofessionals.com



Interested in any of these Properties?
CALL US TODAY!
570-723-1600

143 Potter Brook Road, Westfield



MLS#31716788...\$294,900
4 BD, 1.5 BA ~ 14.00 Acres

188 Valley View Estates, Wellsboro



MLS#31716828...\$324,900
3 BD, 2 BA ~ 10.19 Acres

8 E. Delmar Meadows, Wellsboro



MLS#31716838...\$74,900
3 BD, 2 BA ~ 1,080 SqFt.

421 North Street, Ulysses



MLS#31716887...\$149,000
5 BD, 1.5 BA ~ 0.34 Acres

11 Rush Creek Lane, Ulysses



MLS#31716943...\$51,225
3 BD, 2 BA ~ 1,216 SqFt.

7 E. Delmar Meadows, Wellsboro



MLS#31716976...\$45,000
2 BD, 2 BA ~ 1,008 SqFt.



Sandra Stevens
Experienced Real Estate Broker

Call/Text: 570-772-3778
sandrastevens@howardhanna.com

11564 Route 6
Wellsboro, PA 16901
570-723-1600

www.howardhannaprofessionals.com
Independently Owned & Operated

WE HAVE BUYERS, WHAT WE NEED IS LISTINGS!!!

CALL ME TODAY

NEW LISTINGS

00 Canton Street, Troy	\$179,000		1.33 Acres	MLS#31717046
320-340 Elmira Street, Troy	\$118,000		0.57 Acres	MLS#31717045
150 Taylor Ave, Troy	\$124,900	2 Units	0.17 Acres	MLS#31717044
22 McInroy Street, Wellsboro	\$229,900	3 BD, 2 BA	0.21 Acres	MLS#31717043
5 Creek Side Lane, Galetton	\$549,000	3 BD, 2 BA	6.22 Acres	MLS#31717040
762 Mann Creek Hill Road, Tioga	\$274,900	3 BD, 4 BA	2.13 Acres	MLS#31717021
58 E. Elmira Street, Mansfield	\$228,000	4 BD, 2 BA	0.14 Acres	
280 Saint James Street, Mansfield	\$94,900	3 BD, 2 BA	0.26 Acres	

**** CALL TODAY FOR MORE INFORMATION ****

570-723-1600



Professionals

MORE THAN A BROKER, BETTER THAN A BANK.

*LOW RATES, LOW FEES, GREAT SERVICE.
CONTACT CORY, AND GET STARTED.*



CORY WALKER

NMLS 638207

SR. MORTGAGE LOAN OFFICER
607-962-3144
CORNINGCU.ORG



FEDERALLY INSURED BY NCUA. MEMBERSHIP ELIGIBILITY REQUIRED.



What If The Hokey-Pokey is REALLY what it's all about?



Professionals

Carol Hoke

Cell: 570-439-0997

Office: 570-723-1600

www.howardhannaprofessionals.com



Wondering what your home is worth?



Professionals

Farm & Land Listings

0 Buena Vista Street, Wellsboro	\$49,900	2.55 Acres	MLS#31716115
224 Pattison Ave Extension, Elkland	\$19,900	0.42 Acres	MLS#31716421
2844 Stony Fork Road, Wellsboro	\$64,900	1.26 Acres	MLS#31716744
Lot 28 Hillcrest Circle, Wellsboro	\$48,000	2.99 Acres	MLS#31716784



For all your Real Estate Settlement Needs



Serving Tioga, Potter & the surrounding Pennsylvania Counties

29 Crafton Street
Wellsboro, PA 16901
570-724-2731

215 North Main Street
Coudersport, PA 16915
814-274-7233



Emily Focht



Amy Witter



Scott Fortner

cornerstonesettlement.com



info@cornerstonesettlement.com

Leaves Are Falling
Autumn Is Calling



Meet Our Administrative Team

Elizabeth Hines, Kimberly Smith, Madisynn Burpoe



113 Hawk Hill Lane, Westfield

16.6 beautiful, rolling acres provide fabulous views of the Little Marsh Valley and opposing mountains! 3 bedroom, 2 bath, log home with full walk out partially finished basement. First floor bedroom and bath. This is a fantastic property which gives plenty of seclusion but not far out of town. Superior wall foundation and emergency hook up for a generator. You can see for miles from the decks. New Roof installed less than one year ago!

Perfect location and a must see...call for your appointment today!



Sandra Stevens

Associate Broker
570-772-3778
thad@penn.com

Wellsboro Office Agents

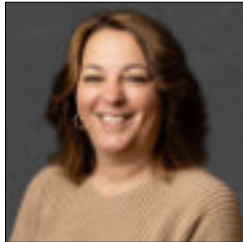


11564 Route 6
Wellsboro, PA 16901
570-723-1600

Howard Hanna Professionals Wellsboro services the areas of Bradford, Tioga, Potter, McKean, and Lycoming Counties in Pennsylvania. We also serve Allegany, Steuben, and Chemung Counties in New York.



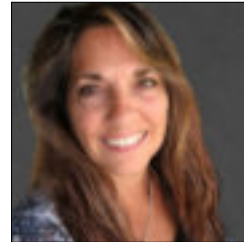
Mary Jo Melton
Assoc. Broker/Manager
607-765-2694



Carol Hoke
Assoc. Broker/Asst. Mgr
570-439-0997



Amy Greiner
Realtor
814-203-8990



Carolyn Straniere
Realtor
570-439-9619



Judy Fry
Realtor
570-787-0117



Kevin Busch
Realtor
570-766-1183



Kim Case
Realtor
570-404-0794



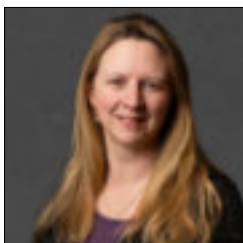
Laurel Behr
Realtor
570-439-2882



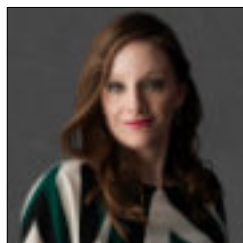
Lory Albin
Realtor
570-916-0897



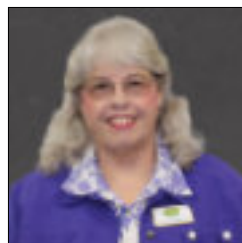
Sandy Stevens
Assoc. Broker
570-772-3778



Sherry Whitney
Realtor
570-439-5478




Sonja Spencer
Realtor
570-4004-8006



Sylvia Prouty
Realtor
570-250-6277



Teri Doud
Realtor
814-203-8416



Ask your Local Howard
Hanna Professionals Agent
for more information.



NORTHERN PA SETTLEMENT

224 Brookland Road, Coudersport



MLS#31714141
\$375,000

3 BD, 2 BA
84.00 Acres

3 Poplar Avenue, Galeton



MLS#31715854
\$45,000

4 BD, 1 BA
0.12 Acres

238 Academy Street, Genesee



MLS#31715913
\$109,900

3 BD, 2 BA
0.20 Acres

410 Vine Street, Coudersport



MLS#31715914
\$129,900

4 BD, 1.5 BA
0.12 Acres

21 Mina Road, Coudersport



MLS#31715922
\$169,900

4 BD, 2.5 BA
2.33 Acres

228 Eagle View Lane, Westfield



MLS#31715930
\$179,900

0 BD, 0 BA
3.29 Acres

447 Scoville Hill Road, Genesee



MLS#31716295
\$445,000

4 BD, 2 BA
94.86 Acres

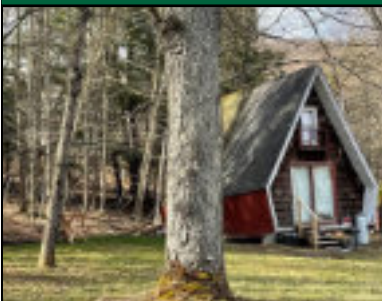
23 Avenue B, Coudersport



MLS#31716324
\$99,000

3 BD, 1.5 BA
0.23 Acres

143 Leadville Hollow Road, Genesee



MLS#31716337
\$33,500

2 BD, 1 BA
0.69 Acres

242 Route 6 West, Coudersport



MLS#31716431
\$235,000

4 BD, 2 BA
0.56 Acres

1502 State Route 44 North, Coudersport



MLS#31716520
\$549,900

3 BD, 2 BA
11.75 Acres

805 South East Street, Coudersport



MLS#31716562
\$129,900

4 BD, 2 BA
0.37 SqFt

4571 Rich Valley Road, Emporium



MLS#31716734
\$59,000

3 BD, 1 BA
3,460 SqFt.

24 Elk Street, Coudersport



MLS#31716792
\$65,900

3 BD, 1 BA
0.22 Acres

1036 Prospect Hill Road, Smethport



MLS#31716818
\$400,000

2 BD, 1.5 BA
10.00 Acres

20 Russell Drive, Coudersport



MLS#31716835
\$650,000

4 BD, 4 BA
26.59 Acres

454 Burrows Road, Coudersport



MLS#31716841
\$215,000

3 BD, 2 BA
3.10 Acres

452 Kim Hill Road, Roulette



MLS#31716850
\$325,000

4 BD, 1.5 BA
10.00 Acres

530 East Second Street, Coudersport



MLS#31716860
\$125,000

4 BD, 1 BA
2.00 Acres

482 Clara Road, Shinglehouse



MLS#31716897
\$95,000

1 BD, 0 BA
1.68 Acres

218 A Frame Road, Coudersport



MLS#31716953
\$675,000

5 BD, 3.5 BA
21.78 Acres

210 Ross Glen Road, Coudersport



MLS#31715671
\$600,000

8 BD, 9 BA
7.27 Acres

202 Steer Brook Road, Coudersport



MLS#31716996
\$364,500

3 BD, 1.5 BA
1.12 Acres

152 Dingman Run Road, Coudersport



MLS#31716995
\$299,000

2 BD, 2 BA
2.25 Acres



FOR ALL YOUR REAL ESTATE NEEDS
GO WITH THE PROS

YOUR PERFECT SPOT,
Our Expertise

It's more than just having a place to escape the hustle and bustle - it's about the freedom to spend as much time as you want, doing what you love, on your own land.

When you're ready to pick your perfect spot, our team of experts in rural home and land living are here to help.



888.339.3334 | HorizonFC.com



Multi Unit

805 S. East Street, Coudersport



MLS#31713938...\$129,900
2 Units ~ 0.37 Acres

138 Joe West Rd, Middlebury Center



MLS#31716362...\$189,900
2 Units ~ 3.39 Acres

410 Vine Street, Coudersport



MLS#31713537...\$129,900
2 Units ~ 0.12 SqFt.

NEW LISTINGS

60 Pine Street, Galeton	\$142,000	4 BD, 2 BA	0.25 Acres	MLS#31717065
337 Prospect Street, Troy	\$240,000	4 BD, 1.5 BA	1.80 Acres	MLS#31717082

**** CALL TODAY FOR MORE INFORMATION ****

814-260-1464



Professionals



Teena Mountz, Realtor
PA Lic# RS193150L

Call/Text: 570-916-6564
teenamountz@howardhanna.com



SCAN THE QR CODE &
CHECK OUT OUR E-ZINE



336 Route 6 W. Suite 3
Coudersport, PA 16915
Office: 814-260-1464

www.howardhannaprofessionals.com - Independently Owned & Operated



If you think it's expensive to hire a Professional, wait till you hire an amateur!



Prior to becoming a realtor I was a self employed contractor for 35 years. Hard work, honesty, and a strong work ethic is what I know.
Trust me to guide you with your next real estate venture.

If you're looking for an honest, approachable, full time agent that will return your calls and will do the best for you, then I'm the one to call.



CALL ME TODAY!!!

Dave Koch, Realtor

717-278-3129



336 Rte. 6 W. Suite 3
 Coudersport, PA 16915
814-260-1464
www.howardhannaprofessionals.com

Farm & Land Listings

Lot 7 White Knoll Road, Ulysses	\$19,000	1.36 Acres	MLS#31714014
0 A Frame Road, Coudersport	\$44,000	1.67 Acres	MLS#31714082
00 Cherry Tree Lane, Coudersport	\$25,000	1.65 Acres	MLS#31715843
0 Route 6, Port Allegany	\$132,500	39.05 Acres	MLS#31715931
0 Forks Road, Ulysses	\$90,000	10.51 Acres	MLS#31716021
00 Germania Road, Galetton	\$765,000	76.21 Acres	MLS#31716319
00 Troupe Road, Coudersport	\$16,000	0.25 Acres	MLS#31716361
Lot 1 Back Road, Coudersport	\$24,900	2.67 Acres	MLS#31716658
Lot 2 Back Road, Coudersport	\$32,900	3.18 Acres	MLS#31716659
00 Windfall Road, Genesee	\$499,000	153.00 Acres	MLS#31716807
Lot 3 White Knoll Road, Ulysses	\$22,500	2.09 Acres	MLS#31716845
00 Niles Hill Road, Coudersport	\$35,000	5.98 Acres	MLS#31716849
Lot 3 Back Road, Coudersport	\$34,900	3.11 Acres	MLS#31716951
Lot 4 Back Road, Coudersport	\$34,900	2.87 Acres	MLS#31716952

The Key To Finding
 A New Home Is
 Calling Us.

Coudersport Office Agents



Professionals

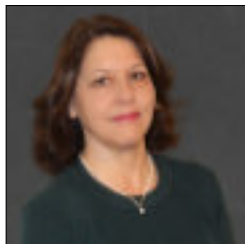


336 Rt. 6 W, Suite #3
Coudersport, PA 16915

814 260-1464

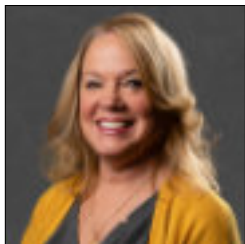
www.coudersport.howardhanna.com

Howard Hanna Professionals services the areas of Potter, McKean, Tioga Counties & the Southern Tier of New York.



Mary Jo Melton
Assoc. Broker/Manager
607-765-2694

Cindy Boardman
Realtor
814-655-6011



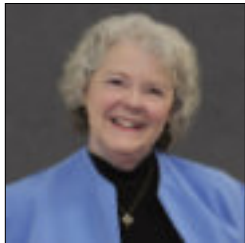
David Koch
Realtor
717-278-3129

Gretchen Songster
Realtor
716-307-3866



Penny Barr
Realtor
814-558-4086

Christine "Teena" Mountz
Realtor
570-916-6564



Check out our E-Zine! It has properties, videos, 360 tours and attractions to the local area!

hrp.crosswinddrone.com/online/mobile.html



1562 Mccrea Brook, Eldred

Professionals

MLS#R1470632

\$298,750

3 BD, 2 BA

2.75 Acres



“TUCKED AWAY IN A NATURAL SETTING”... is this A-Frame Home with expansive windows, a high pitched ceiling, and open loft-style floor plan. The unique design integrates the interior and exterior for entertaining. The wrap around deck with a hot tub is truly tranquil. The layout offers plenty of space with a family room, great room, dining area, home office and first floor master suite. In addition enjoy the modern stylish kitchen, well chosen appliances, breakfast counter and coffee bar. The unique build features a full finished walk out basement with game room, gathering space, laundry, bath and storage. With the benefit of natural gas the home has radiant floor heat, central heat and an outdoor wood burner. The windows are protected by hurricane shutters and your cleaning made easy with a central vacuum system.

23899 Route 6, Port Allegany



MLS#R1477082

\$219,000

4 BD, 2.5 BA

31.08 Acres

Professionals

The architecture of this 1945 vintage farmhouse located along historic Route 6 lends itself to both residential and commercial applications. Acreage, Timber, OGMs, barn and outbuildings, fenced and gated animal enclosure, highbush blueberry patch...all on this scenic property. The large family home, with an income producing guest apartment, features dual heating systems and hot water service. Utilities are procured by a well and septic system. A two car garage with a private exterior entrance to the apartment, stone driveway and blacktop parking pad provide great access. The first floor of the home is enlarged by an attached sunroom with an approach to the outdoor patio and barbeque area. A secondary driveway off Route 6 leads to an opportunity to recondition a golf driving range and develop a miniature golf course.



600 North Main Street, Port Allegany

Professionals

MLS#R1477086

\$189,500

4 BD, 1.5 BA

0.40 Acres



Prepare to move in and enjoy this redesigned home that blends parts of the historical era with a modern flair and the energy efficiency. The double corner lot provides room for your side-by-side, entertainment space, privacy and exterior storage. Attention to detail is reflected in the well manicured and landscaped green space. The exterior of the home, including the roof, porches, outbuildings, and trendy paint scheme have been refurbished. Replacement windows, high-efficiency gas furnace and central air conditioning add to the comfort. Once inside you will find your modern dream kitchen... with a little vintage vibe. A half bath and backyard access is a must when entertaining. Add a relaxing front porch and you'll be hosting all the gatherings! Easy care allergy free hardwood floors throughout the living and dining rooms and the four second floor bedrooms, along with the bonus of large closets

300 Chestnut Street, Port Allegany



MLS#R1484138
\$109,900
 3 BD, 1.5 BA
 1,600 SqFt.

1 Oil Valley Road, Duke Center



MLS#R1483536
\$89,000
 3 BD, 2 BA
 0.14 Acres

NEW LISTINGS

1102 Looker Mtn, Rixford	\$94,900	1 Story	1,920 SqFt	MLS#R1488270
00 Lot #18 & 19 Max Roys Dr, Port Allegany	\$39,900	1.22 Acres		MLS#R1489497
00 Lot #6, 16 & 17 Max Roys Dr, Port Allegany	\$39,900	1.88 Acres		MLS#R1489495
00 Lot #5 & 11 Max Roys Dr, Port Allegany	\$29,900	1.16 Acres		MLS#R1489490



Professionals

**** CALL TODAY FOR MORE INFORMATION ****
814-887-7772

Farm & Land Listings

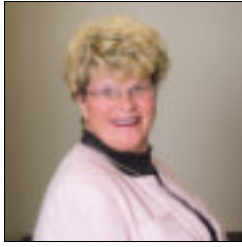
00 West Main Street, Smethport	\$37,500	0.15 Acres	MLS#R1422733
00 West Main Street, Smethport	\$34,500	0.13 Acres	MLS#R1422730

INVEST IN LAND

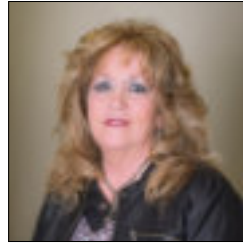
They aren't making
any more of it :)



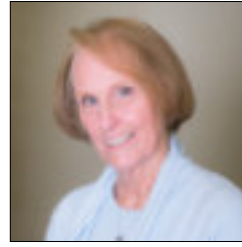
Smethport Office Agents



Nancy Rathbun
Assoc. Broker/Mgr
814-366-1740



Kimball Nelson
Realtor
814-598-0235



Linda Lake
Realtor
814-598-0903

The Howard Hanna Professionals Smethport office services the areas of Smethport, Port Allegany, Lewis Run, Shinglehouse, Rew, Oswayo, and more. The Howard Hanna Smethport office is located on the corner of Forest Avenue and East Street.



**104 Forest Ave
Smethport, PA 16749**



814 887-7772



Professionals

103 Spring Street, Johnsonburg

MLS#R1482454

\$115,000

2 BD, 1 BA

1.20 Acres



WELCOME HOME! Natural Stone 1 Story Home with Attached 1 car Garage and Carport offers the convenience of unloading your groceries by entering the home through the side door directly into the Kitchen. The Kitchen is compact with great cupboard space plus a pantry. The appliances include the refrigerator, electric range/oven with microwave, dishwasher, washer, and dryer. Large picture window in the Living/Dining room provides the perfect amount of natural lighting. No more going to the Basement to do your laundry with a 1st Floor Laundry room offering lots of closet space and built-in shelving. The 3 Season Room offers a panoramic view of the yard with windows on 3 sides of the room. The extra-large, level lot allows room for expansion. City water and sewage. Full Basement. Blacktop Driveway.

24 & 20 Oberge Avenue, Mount Jewett



Professionals

MLS#R1476968

\$35,000

1.00 Acres

LAND LISTING

If you can't find the perfect home, why not build your own! This nicely landscaped, level lot in a peaceful neighborhood is well-manicured and APPROX. 1 ACRE. Electric on-site with access to gas, public water, and public sewer. The wooded area provides shelter from the sun on warm summer days and great for watching the birds and occasional passing deer.



Professionals

2674 Campbelltown Road, Kane

MLS# R1474807

\$60,000

1.00 Acres



LAND LISTING

LAND WITH 2 GARAGES - Great place to park your camper and eliminate moving it from place to place. Metal Garage is 24' x 32' with insulation and interior wood walls and a cement floor. The Wood Garage is not finished on the interior and has a part cement and part dirt floor. Good hunting area. Well and septic on property. Electric available.



Professionals

135 Getaway Lane, Kane

MLS#R1484172 \$125,000 4.85 Acres



Quaint cabin on acreage bordering Allegany National Forest and within minutes of Red Bridge Area of Kinzua Dam. Open floor plan with full Bath on the first floor. The bedrooms on the second floor each have sliding glass doors and a balcony. Metal roof replaced in 2011. Woodstove keeps the entire cabin warm and comfortable. Electric hot water tank. Well water and septic. Perfect location for easy access to great hunting, fishing, hiking, and boating!

NEW LISTINGS

1341 & 1345 Kushequa Avenue, Kane	\$150,000	3 BD, 1 BA	0.80 Acres	MLS#R1487864
9 South Park Avenue, Kane	\$105,000	3 BD, 1.5 BA	0.49 Acres	MLS#R1487861
2 Boyd Street, Mount Jewett	\$82,500	3 BD, 1.5 BA	0.09 Acres	MLS#R1490709
509 Chase Street, Kane	\$45,000	4 BD, 2 BA	0.14 Acres	MLS#R1487769
516 Hacker Street, Kane	\$45,000	3 BD, 2 BA	0.15 Acres	MLS#R1487767

****CALL TODAY FOR MORE INFORMATION****

814-837-8540



Professionals



Kane Office



**30 S. Fraley Street
Kane, PA 16735
814-837-8540**

Professionals

The Howard Hanna Professionals Kane office services the areas of Kane, Mount Jewett, Ridgway, Sheffield, and more. The Howard Hanna Professionals Kane office is located on Fraley Street.



**Debbie Rolick
Realtor
814-598-8515**

1290 South Avenue, Bradford



MLS#R1485594
\$214,900

3 BD, 2 BA
1.25 Acres

3275 W. Five Mile Road, Port Allegany

MLS#R1485021
\$235,000

3 BD, 1.5 BA
1.33 Acres



226 North 4th Street, Olean NY



MLS#R1483402
\$224,900

4 BD, 1.5 BA
0.17 Acres

1120 W. Henley Street, Olean NY

MLS#R1484930
\$219,900

5 BD, 1.5 BA
0.17 Acres



136 Jefferson Street, Cattaraugus NY



MLS#R1485648
\$179,900

4 BD, 2.5 BA
0.52 Acres

1607 Portville Obi Road, Portville NY

MLS#R1484115
\$149,900

4 BD, 1.5 BA
0.55 Acres



329 Prosser Road, Portville NY



MLS#R1478763
\$129,000

3 BD, 2 BA
0.22 Acres

104 North 17th Street, Olean NY

MLS#R1486486
\$119,000

4 BD, 1.5 BA
0.10 Acres



1505 W. Henley Street, Olean NY



MLS#R1486678
\$79,900

2 BD, 1.5 BA
0.10 Acres

9 South Street, Friendship NY

MLS#R1478486
\$58,000

3 BD, 1.5 BA
0.12 Acres



1826 Avenue A, Olean NY



MLS#R1474618
\$38,900

3 BD, 1 BA
0.22 Acres

9 Red Oak Drive, Olean NY



MLS#R1479958
\$69,900

LAND LISTING
6.60 Acres

9112 Coon Hollow, Genesee



MLS#R1481718
\$195,900

CAMP
12.00 Acres

375 Route 219, Limestone NY



MLS#R1487101
\$49,900

LAND LISTING
36.14 Acres

NEW LISTINGS

757 Lippert Hollow Road, Allegany NY	\$169,000	4 BD, 1.5 BA 0.90 Acres	MLS#R1489346
3021 NYS Route 417, Olean NY	\$129,000	3 BD, 1.5 BA 0.14 Acres	MLS#R1489367

**** CALL TODAY FOR MORE INFORMATION**

814-362-7450 **



Professionals

Bradford Office Agents



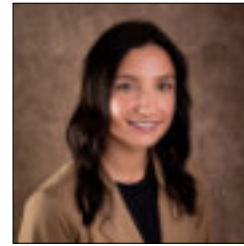
Aaron Decker
Realtor
716-378-8581



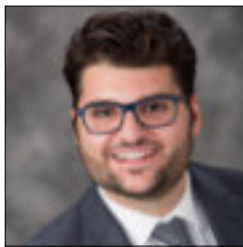
Candy Smith
Realtor
814-558-6611



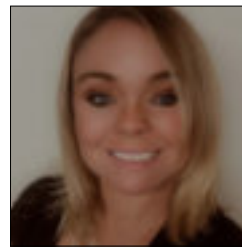
John Dwaileebe
Realtor
716-378-3953



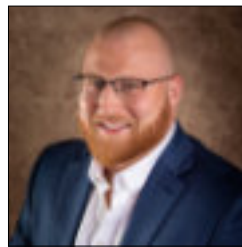
Makenzie Hushon
Realtor
814-598-0937



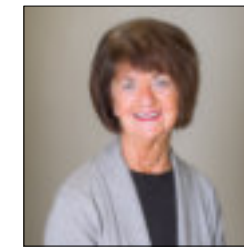
Paul Pezzimenti
Realtor
716-378-7039



Rachel Fraley
Realtor
716-229-1600



Regis Handley
Realtor
716-307-9256



Terry Smith
Realtor
814-598-8545

*Howard Hanna Professionals
Bradford services the areas of
Bradford, Derrick City, Eldred,
Lewis Run, and more.*



Professionals



**90 Mechanic Street
Bradford, PA 16701
814-362-7450**

~ Call us for all your Real Estate Needs ~

All Commercial Properties

133 Biddle Street, Kane



MLS#R1485387
\$135,000

2 Story
4,943 SqFt

3 COMMERCIAL SPACES PLUS 1 RESIDENTIAL APARTMENT AND PLENTY OF PARKING
The commercial space includes 2 offices and the beauty shop which is currently leased and has 3 main rooms plus a storage room and tanning area.

5 Mill Lane, Ludlow



MLS#R1437505
\$450,000

1 Story
6,000 SqFt

NUMEROUS COMMERCIAL POSSIBILITIES in this Reconditioned 60' x 100' STEEL BUILDING WITH 16+ ACRES JUST OFF ROUTE 6. Insulated with steel trusses and concrete floor. 16' overhead door.

519 E. Second Street, Coudersport



MLS#31714059
\$129,900

2 Units
2,024 SqFt

Great location for a business near UPMC Cole on RT 6 in Coudersport. Own half the Ladona Plaza which has one first floor apartment with 2 bedrooms and one and 3/4 baths, an unfinished second floor apartment and 1 large garage bays for storage.

515 E. Main Street, Smethport



MLS#R1387919
\$139,000

1 Story
3,108 SqFt

Building can be used for many purposes but currently used for Stone Works. There is a large open showroom, office, drafting room and a full walk out basement. Insulated rubber roof. Concrete flooring, double pane windows.
The business may also be available for

1491 N. Williamson Road, Covington



MLS#31715920
\$268,500

1 Unit
640 SqFt

8.29 acres and endless possibilities on old Rt 15 in Covington w/over 600 feet of road frontage! A 32x30 steel building with overhead, passthrough doors and large wood frame canopy included. All utilities are on the property, including natural gas.

496 US 6 West, Coudersport



MLS#31716332
\$389,000

9 Units
14,000 SqFt

STORAGE, STORAGE, AND MORE OPPORTUNITIES GALORE!!! Formerly a car dealership w/service counter and used as a kennel. Main building and one connected building have new metal roofs.

51 Main Street, Lawrenceville



MLS#31716685
\$258,000

1 Unit
966 SqFt

Love Dogs? Want to be self-employed? Now is your chance! A well-established dog grooming business with 3 locations. The Lawrenceville location includes the building. All the grooming equipment including tubs, stands, dryers, kennels, tools & even experienced groomers.

33 West Hill Road, Covington



MLS#31716764
\$69,900

2 Units
6,188 SqFt

Piece of History for sale! The original Feed Store and Grainery in Covington with some original equipment still in place from when it closed! This property is being sold As-Is. Listing agent must attend all showings.

56 N. Bullock Road, Mansfield



MLS#31716826
\$1,300,000

1 Unit
17,364 SqFt

Commercial property in a high traffic & very visible area! Large showroom floor, offices, retail counters, garage area & warehouse space. Included is hardwire internet system, security system & a back-up generator.

30 Main Street, Mount Jewett

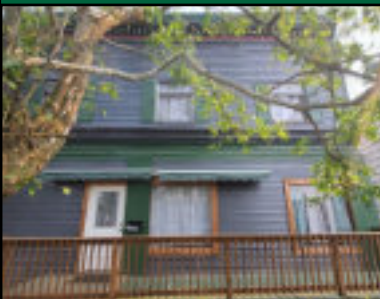


MLS#12917
\$190,000

1 Story
6,120 SqFt

Former convenience store in the center of town. Gas tanks and canopy to be removed by Sunoco (owner of tanks). Shelving, security system and equipment stays, including full butcher shop. Exterior 4'x 8' block storage building and shed.

1123 W. State Street, Olean NY



MLS#R1476476
\$375,000

2 Story
6,494 SqFt

Welcome to this exquisite boutique hotel in a prime location. This meticulously designed property is a perfect blend of modern elegance and comfort, providing an incredible opportunity for entrepreneurs in the hospitality industry.

168 Main Street, Eldred



MLS#R1473767
\$89,900

2 Story
7,841 SqFt

This centrally located building could be used for so many different purposes. Previously an Attorney's office, the first level has office rooms, kitchenette, conference room. A walk in safe remains from a turn as a Bank.

251 Route 6 West, Coudersport



MLS#31715964...\$1,495,000

3 Units ~ 12,213 SqFt.

Kaytee's Restaurant & Marketplace is situated right on Rt 6 with family dining & the garden center greenhouse for plants, mulch, feed, & produce. This turnkey business w/staff in place sits on 1.7 acres with paved parking and plenty of space to add a gift shop, vendors, & more. The sale includes restaurant & marketplace business, buildings, land, inventory, equipment, & delivery truck. The owner may stay on to manage if needed.



*Fall is proof that
change can be beautiful.*



Professionals

CHECK OUT OUR MAGAZINE ONLINE!

UPDATED PERIODICALLY WITH LISTINGS
FROM OUR 6 PENNSYLVANIA OFFICES

BRADFORD • COUDERSPORT • KANE •
SMETHPORT • WARREN • WELLSBORO



SCAN THE QR CODE



Howard Hanna Professionals Bradford
Howard Hanna Professionals Coudersport
Howard Hanna Professionals Kane
Howard Hanna Professionals Olean
Howard Hanna Professionals Smethport
Howard Hanna Professionals Warren
Howard Hanna Professionals Wellsboro

Howard Hanna's 100% Money Back Guarantee

Howard Hanna Stands Behind Homes We Sell

Unlike any other real estate company, Howard Hanna stands behind the value of the properties we sell. The Howard Hanna 100% Money Back Guarantee helps you buy with confidence. If a Howard Hanna homebuyer of a guaranteed home listed by Howard Hanna is not satisfied, we will buy back the home for 100% of its purchase price*.

Certain conditions apply.*



Buy With Confidence

With Howard Hanna's 100% Money Back Guarantee, you can have confidence in the value of the home you're buying. If you buy a home that has the 100% Money Back Guarantee and you're not satisfied, we will buy back the home for 100% of its purchase price*. Whether you're relocating from out-of-state or simply want the peace of mind that comes with a guarantee, you can rest easy knowing that Howard Hanna has your back.

Certain conditions apply.*

Selling Your Home With Our 100% Money Back Guarantee

Sell your home faster and for a higher market value by including Howard Hanna's 100% Money Back Guarantee*. It helps set your house apart from others on the market, while giving buyers peace of mind. And the best part? There's no additional cost to you to enroll your home in the program! Make sure you ask your Howard Hanna real estate agent about the 100% Money Back Guarantee.

Certain conditions apply.*





11564 Route 6
Wellsboro, PA 16901
570-723-1600



336 Rt. 6 W Suite 3
Coudersport, PA 16915
814-260-1464



104 Forest Ave
Smethport, PA 16749
814-887-7772



Professionals



Serving Tioga, Potter, McKean, Warren & Bradford counties

Independently Owned & Operated ~ Licensed in PA & NY
www.howardhannaprofessionals.com



30 S Fraley Street
Kane, PA 16735
814-837-8540



90 Mechanic Street
Bradford, PA 16701
814-362-7450



4234 Market St. Suite #1
Warren, PA 16365
814-726-2000