



Professionals

FREE

Dec 2023 - Feb 2024

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



Home Happens Here

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

Independently Owned & Operated
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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



New Home, New Adventures New Memories

May your holidays be filled with joy, warmth, and wonderful moments shared with loved ones. Cheers to a bright future and many blessings in the coming year!

Sincerely,

Dennis Pezzimenti

Managing Broker

716-378-8989



Professionals

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Professionals

75 Nickel Lane, Wellsboro



MLS#31713400...\$1,650,000
5 BD, 6 BA ~ 126.34 Acres

23 Barnhart Corner Road, Gaines



MLS#31716350...\$240,000
3 BD, 1 BA ~ 9.65 Acres

320 Hickox Road, Genesee



MLS#31716430...\$278,000
2 Homes ~ 4.30 Acres

18435 Route 6, Mansfield



MLS#31716740...\$299,000
5 BD, 4 BA ~ 2.00 Acres

4291 Route 6 West, Ulysses



MLS#31717150...\$125,000
1 BD, 1 BA ~ 1.00 Acres

58 E. Elmira Street, Mansfield



MLS#31717229...\$199,000
4 BD, 1.5 BA ~ 0.14 Acres

1803 Route 549, Mansfield



MLS#31717264...\$328,500
2 BD, 1 BA ~ 15.32 Acres

64 West Ave, Wellsboro



MLS#31717304...\$215,000
3 BD, 1 BA ~ 0.41 Acres

4253 Route 6 West, Ulysses



MLS#31717149...\$175,000
2 BD, 1 BA ~ 1.00 Acres

CHOOSE



Professionals



Professionals

Interested in any of these Properties?
CALL US TODAY!

570-723-1600

7 Ryon Circle, Lawrenceville



MLS#31717328...\$180,000
2 BD, 2 BA ~ 0.33 Acres

15 Bingham Center Road, Genesee



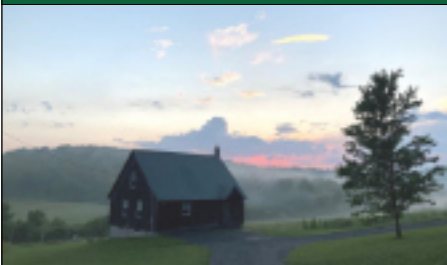
MLS#31717334...\$95,000
3 BD, 2 BA ~ 0.50 Acres

31 E Street, Wellsboro



MLS#31717412...\$65,000
3 BD, 2 BA ~ 0.17 Acres

1799 Jennings Road, Millerton



MLS#31717441...\$498,500
4 BD, 1.25 BA ~ 51.01 Acres



2790-96 Stony Fork Rd, Ulysses



MLS#31717478...\$279,000
4 BD, 2 BA ~ 1.01 Acres



Professionals



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

34 Wetmore Street, Wellsboro	\$105,000	3 BD, 2 BA	0.39 Acres	MLS#31717573
196 Loper Lane, Dushore	\$35,000	Land Listing	2.69 Acres	MLS#31717531

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

570-723-1600



Ask your Local Howard Hanna Professionals
Agent for more information.

Northern PA Settlement
closings@northernpasettlement.com



*Warmest thoughts and best wishes for a
wonderful Holiday and a Happy New Year!*



Howard Hanna Professionals Administrative Team



Multi Unit

7088 Route 549, Millerton



MLS#31717187

\$259,900

5 Units

1.02 Acres

32 East Main Street, Galeton



MLS#31717371

\$120,000

2 Units

0.11 Acres



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



LET'S TEAM UP FOR A GREAT REAL ESTATE EXPERIENCE



Professionals

570-723-1600

www.howardhannaprofessionals.com

We are so excited to be teaming up with Circle W Sports to build the Wellsboro Athletics Network for the Wellsboro Athletics Department!

circle  sports



Farm & Land Listings

0 Buena Vista Street, Wellsboro	\$49,900	2.55 Acres	MLS#31716115
00 Pattison Ave Extension, Elkland	\$17,000	0.42 Acres	MLS#31716421
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



Merry Christmas

Wishing you a Christmas filled with laughter,
love, and blessings in the New Year



75 NICKEL LANE
WELLSBORO, PA 16901
MLS#31713400...\$1,650,000



4291 ROUTE 6 WEST
ULYSSES, PA 16948
MLS#31717150...\$125,000



32 EAST MAIN STREET
GALETON, PA 16922
MLS#31717371...\$125,000



117-119 W. MAIN STREET
WESTFIELD, PA 16950
COMMERCIAL LEASE



4253 ROUTE 6 WEST
ULYSSES, PA 16948
MLS#31717149...\$175,000



111 MAIN STREET
WESTFIELD, PA 16927
COMMERCIAL LEASE

Discover The Doud Difference

Teri Doud, Realtor
Cell: 814-203-8416
Office: 570-723-1600
teridoud@howardhanna.com
www.teridoudrealtor.com



Professionals

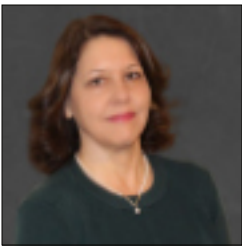


Wellsboro Office

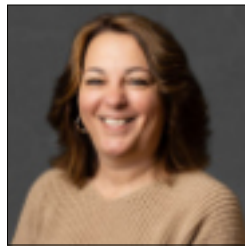


11564 Route 6
Wellsboro, PA 16901
570-723-1600

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



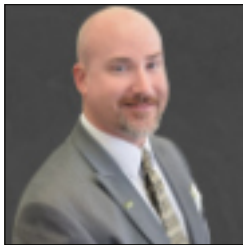
Amy Greiner
Realtor
814-203-8990



Carolyn Straniere
Realtor
570-439-9619



Judy Fry
Realtor
570-787-0117



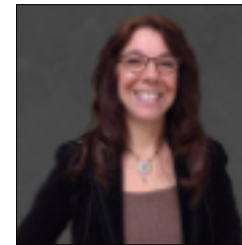
Kevin Busch
Realtor
570-766-1183



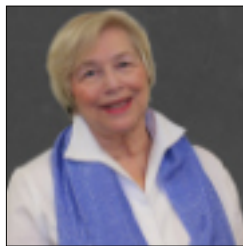
Kim Case
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570-404-0794



Laurel Behr
Realtor
570-439-2882



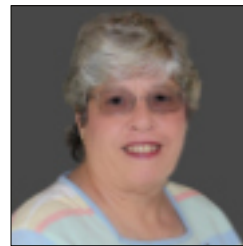
Lory Albin
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570-916-0897



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Assoc. Broker
570-772-3778



Sherry Whitney
Realtor
570-439-5478



Sylvia Prouty
Realtor
570-250-6277



Teri Doud
Realtor
814-203-8416

224 Brookland Road, Coudersport



MLS#31714141
\$375,000

3 BD, 2 BA
84.00 Acres

1154 East Second Street, Coudersport



MLS#31714400
\$149,000

4 BD, 4 BA
0.54 Acres

210 Ross Glen Road, Coudersport



MLS#31715671
\$600,000

8 BD, 9 BA
7.27 Acres

447 Scoville Hill Road, Genesee



MLS#31716295
\$435,000

4 BD, 2 BA
94.86 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
\$525,000

3 BD, 2 BA
11.75 Acres

24 Elk Street, Coudersport



MLS#31716792
\$59,900

3 BD, 1 BA
0.22 Acres

454 Burrows Road, Coudersport



MLS#31716841
\$199,900

3 BD, 2 BA
3.10 Acres

152 Dingman Run Road, Coudersport



MLS#31716995
\$299,000

2 BD, 2 BA
2.25 Acres


410 Vine Street, Coudersport



MLS#31715914
\$125,000

4 BD, 2 BA
0.12 Acres

202 Steer Brook Road, Coudersport



MLS#31716996
\$364,500

3 BD, 2 BA
1.12 Acres

60 Pine Street, Galeton



MLS#31717065
\$119,900

4 BD, 2 BA
0.25 Acres

337 Prospect Street, Troy



MLS#31717082
\$240,000

4 BD, 1.5 BA
1.80 Acres

101 North West Street, Coudersport



MLS#31717116
\$215,000

4 BD, 1.5 BA
0.55 Acres

104 Dogtown Road, Genesee



MLS#31717145
\$139,900

4 BD, 2 BA
1.06 Acres

98 Stimaker Road, Coudersport



MLS#31717289
\$279,000

3 BD, 1.5 BA
3.23 Acres


3409 Loucks Mills Road, Ulysses



MLS#31717368
\$140,000

1 BD, 1 BA
2.00 Acres


149 North Brooklynside Road, Port Allegany



MLS#31717387
\$82,000

3 BD, 1 BA
0.99 Acres


1187 Doyle Hollow Road, Port Allegany



MLS#31717405
\$499,000

3 BD, 2.5 BA
30.00 Acres

4363 Loucks Mill Road, Ulysses



MLS#31717430
\$159,500

2 BD, 1 BA
7.63 Acres

7 Lodge Lane, Ulysses



MLS#31717431
\$82,000

2 BD, 1 BA
1.26 Acres

6 Old School House Lane, Austin



MLS#31717451
\$35,000

Cabin/Cottage
0.25 Acres

5 HC Drive, Port Allegany



MLS#31717468
\$230,000

3 BD, 2.5 BA
0.26 Acres

2125 North Bingham Road, North Bingham



MLS#31717476
\$154,900

4 BD, 1 BA
0.67 Acres



FOR ALL YOUR REAL ESTATE NEEDS
GO WITH THE PROS



**Wishing you cozy winter moments
filled with contentment.**

Multi Unit

138 Joe West Road, Middlebury Center



MLS#31716362
\$169,900

2 Units
3.39 Acres

410 Vine Street, Coudersport



MLS#31713537
\$125,000

2 Units
0.12 Acres

NEW LISTINGS

72 & 30 Pinney Lane, Shinglehouse	\$219,900	Farm	73.93 Acres	MLS#31717559
108 E. Maple Street, Coudersport	\$50,000	4 BD, 2 BA	0.19 Acres	MLS#31717510
46 Apache Trail, Coudersport	\$40,000	1 BD, 0 BA	3.12 Acres	MLS#31717490

**** 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

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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



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814-260-1464

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Farm & Land Listings

00 Route 872, Austin	\$336,900	112.31 Acres	MLS#31715977
00 Troupe Road, Coudersport	\$16,000	0.25 Acres	MLS#31716361

**Ask your Local Howard
Hanna Professionals Agent
for more information.**



Northern PA Settlement

closings@northernpasettlement.com

Coudersport Office



Professionals

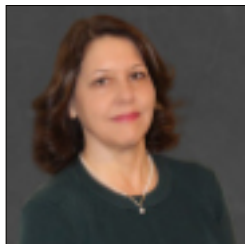


336 Rt. 6 W, Suite #3
Coudersport, PA 16915

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



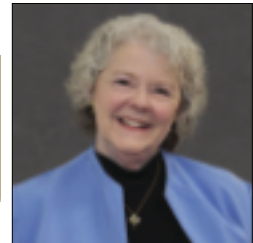
David Koch
Realtor
717-278-3129

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!

hhp.crosswinddrone.com/online/mobile.html



2460 Prentisvale Road, Eldred

Professionals

MLS#R1504282

\$11,900

2 BD, 1 BA

1.00 Acres



Bring your imagination to this home/camp. Large living room. Kitchen with laundry hookup. Unknown condition of hot water heater. Circuit breakers with 100 amp service. The electric/gas is not on. Seller has no knowledge of where the water well is located. There is filtering system in the basement. Public sewer location is at left rear corner of home. Sits above the Knapp Creek and walking distance to State Game Lands. Property being sold 'as is' condition. Shed. Parking area.

1105 East Honeoye Street, Shinglehouse



MLS#R1505756

\$92,000

2 BD, 1 BA

0.50 Acres

Professionals

This home sits on the edge of town with a large "L" shape yard extending down to the creek. Large rear yard that's partially fenced in with 2 gates. This one story home has hardwood flooring and laminate throughout. Jack and Jill full bathroom with pocket door. Kitchen has numerous cabinets. Appliances included in the sale! Detached one car garage with blacktop driveway. Partial walkout heated basement. Covered front porch and rear porch. Level lot.



Farm & Land Listings

2410 Red Mile Road, Smethport	\$24,900	0.22 Acres	MLS#R1502948
152 Summer Street, Bradford	\$25,000	0.11 Acres	MLS#R1501483
0000 Combs Creek, Port Allegany	\$150,000	46.91 Acres	MLS#R1504982

68 Pearl Street, Port Allegany



MLS#R1498359
\$118,000

5 BD, 2 BA
0.15 Acres

33 East Willow Street, Smethport



MLS#R1504284
\$224,900

3 BD, 1.5 BA
0.53 Acres

82 Church Street, Port Allegany



MLS#R1504286
\$229,000

4 BD, 2.5 BA
0.21 Acres

2752 Route 219, Kane



MLS#R1499158
\$399,900

4 BD, 2.5 BA
21.34 Acres



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BRADFORD • COUDERSPORT • KANE •
SMETHPORT • WARREN • WELLSBORO • OLEAN

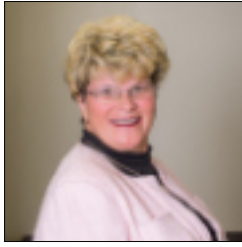
NEW LISTINGS

64 Horse Run Road, Smethport	\$284,900	3 BD, 1 BA	13.78 Acres	MLS#R1509514
524 E. Allegany Ave, Emporium	\$249,900	2 Units	0.65 Acres	MLS#R1507920

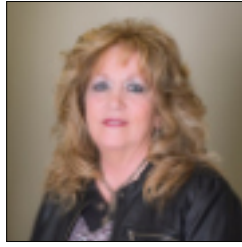


**** CALL TODAY FOR MORE INFORMATION ****
814-887-7772

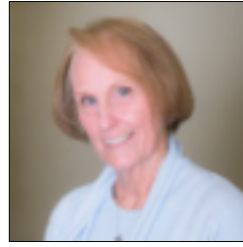
Smethport Office



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



1387 Kushequa Avenue, Kane

Professionals

MLS#R1506576

\$149,500

3 BD, 1 BA

2.72 Acres



Rural Ranch Home close to Allegheny National Forest and State Game Lands. Kitchen includes quality cupboards and a built-in pantry. Appliances are included in the sale. The stone fireplace is the focal point of the Living area and a great place for an electric or gas insert. Full Basement w/finished area has a waterproofing system on the walls and the perimeter of the floor. Attic with pull down steps is an ideal storage area. Enclosed Breezeway and Covered Patio are great for year-round use. Community water and septic. Wood fenced area off the patio provides shelter and a safe play area for children or pets.

172 Lawrence Street, Wilcox



Professionals

MLS#R1497558

\$10,000

0.15 Acres

LAND LISTING

VACANT LOT - Corner of Lawrence Street and Kane Street, Wilcox - 60' x 112' - All utilities available



Professionals

712 Welsh Street, Kane

MLS# R1506935

\$95,000

3 BD, 1.5 BA

0.17 Acres



NEW METAL ROOF 2020! This home is MOVE-IN READY. Large Eat-in Kitchen with electric range/oven and refrigerator. The Laundry area is off the Kitchen and has built-in shelves for extra storage. Replacement windows. Hardwood floors in the Living room, Family room, and Dining area. Pull down stairs to the attic. Gas hot water heater. Gas forced air furnace installed in 2019. Enclosed front porch. Full Basement with exterior entrance. Vinyl Siding. On street parking now, but plenty of room to add a driveway.

94 Massachusetts Avenue, James City



MLS#R1495278
\$89,900

3 BD, 1.5 BA
0.17 Acres

333 Main Street, Hazel Hurst



MLS#R1500451
\$70,000

3 BD, 1 BA
0.11 Acres

NEW LISTINGS

33 Pine Avenue, Kane \$240,000 3 BD, 2.5 BA 0.24 Acres MLS#R1508289

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

814-837-8540



Professionals



Professionals

CHECK OUT OUR MAGAZINE ONLINE!

UPDATED PERIODICALLY WITH LISTINGS
FROM OUR 6 PENNSYLVANIA OFFICES

BRADFORD • COUDERSPORT • KANE •
SMETHPORT • WARREN • WELLSBORO



Kane Office



Professionals



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

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**

332 East Main Street, Bradford



MLS#R1506249...\$81,500
2 BD, 1.5 BA ~ 0.68 Acres

143 Pleasant Street, Bradford



MLS#R1502843...\$50,000
2 BD, 1 BA ~ 0.06 Acres

2342 Big Shanty Road, Lewis Run



MLS#R1500231...\$49,900
2 BD, 1 BA ~ 0.53 Acres

102 Garfield Court, Olean NY



MLS#R1498287...\$214,000
3 BD, 1.5 BA ~ 0.13 Acres

115 South 5th Street, Olean NY



MLS#R1504350...\$97,777
3 BD, 1 BA ~ 0.15 Acres

117 West Green Street, Olean NY



MLS#R1501390...\$101,000
3 BD, 2 BA ~ 0.08 Acres

1507 River Street, Olean NY



MLS#R1504352...\$69,900
2 BD, 1 BA ~ 0.11 Acres

4010 Main Street, Scio



MLS#R1501719...\$69,900
3 BD, 1 BA ~ 0.27 Acres

1705 West State Street, Olean NY



MLS#R1502104...\$59,900
3 BD, 1 BA ~ 0.06 Acres

623 Barnum Road, Olean NY



MLS#R1500656...\$379,900
4 BD, 2 BA ~ 58.86 Acres

623 Barnum Road, Olean NY



MLS#R1504781...\$259,900
4 BD, 2 BA ~ 8.06 Acres

15 Mill Street, Franklinville



MLS#R1500183...\$189,900
3 BD, 2.5 BA ~ 0.56 Acres

126 North 11th Street, Olean NY



MLS#R1506471
\$59,900

3 BD, 1.5 BA
0.11 Acres

413 East Connell Street, Olean NY



MLS#R1499693
\$43,413

3 BD, 1.5 BA
0.49 Acres

Multi Unit

801 Bell Street, Olean NY



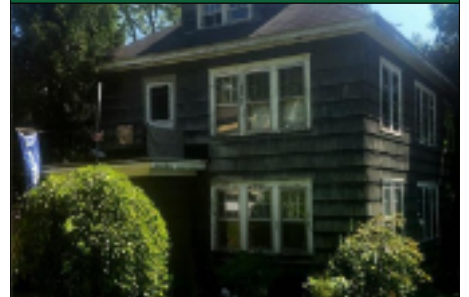
MLS#R1500331...\$129,900
2 Units ~ 0.18 Acres

3682 Route 430, Bemus Point



MLS#R1497674...\$399,900
1 Unit ~ 3.10 Acres

41 Lawrence Avenue, Bradford



MLS#R1495950...\$79,000
2 Units ~ 0.16 Acres

NEW LISTINGS

140 West Warren Road, Bradford	\$95,500	3 BD, 1 BA	0.24 Acres	MLS#R1507314
580 Derrick Road, Bradford	\$324,500	5 BD, Multiple BA	0.64 Acres	MLS#R1510148

**** CALL TODAY FOR MORE INFORMATION**

814-362-7450 **



Farm & Land Listings

302 Wayne Street, Olean NY	\$6,000	0.14 Acres	MLS#R1502190
9 Red Oak Drive, Olean NY	\$69,900	6.60 Acres	MLS#R1479958

Bradford Office



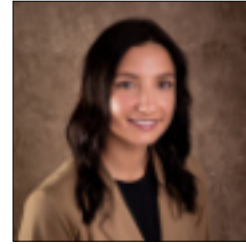
Aaron Decker
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Candy Smith
Realtor
814-558-6611



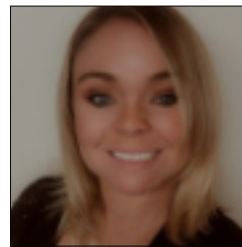
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Realtor
814-598-0937



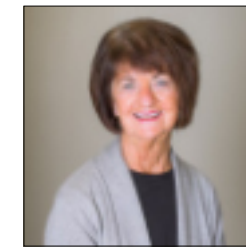
Paul Pezzimenti
Realtor
716-378-7039



Rachel Fraley
Realtor
716-229-9819



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 ~

5454 Tidioute Creek Road, Tidioute



MLS#13181
\$45,000

1 BD, 0 BA
0.14 Acres

6269 Pleasant Drive, Warren



MLS#13241
\$47,000

2 BD, 1 BA
0.62 Acres

0 Hazeltine Hollow Road, Sugar Grove



MLS#12777
\$89,900

LAND LISTING
41.00 Acres

4 Beckwith Drive, Russell



MLS#13230
\$179,900

3 BD, 1 BA
0.59 Acres

766 Cider Mill Hill Road, Russell



MLS#13185
\$239,000

3 BD, 2 BA
0.57 Acres

22 Ninth Street, Youngsville



MLS#13188
\$279,000

4 BD, 2 BA
1.03 Acres

Howard Hannan **3508 Route 426, Findley Lake**

Professionals

MLS#R1505960

\$285,000

3 BD, 2 BA

1.60 Acres



Meticulously maintained tri-level home where you can sit on the back deck or under the pergola. Heat with the hot water system or enjoy the wood burner for those frigid days. There is an extended driveway for plenty of parking along with RV parking if needed. Metal roof, low maintenance exterior, eat in kitchen, 2 separate living rooms, and a possible fourth bedroom which is currently used for a sewing room are just a few of the outstanding features in this home. If you love the water, Eaton Reservoir entrance sits directly across from the property along with a short drive to Findley Lake & PeeknPeak Resort.

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

Warren Office Agents



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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



All Commercial Properties

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.

56 N Bullock Road, Mansfield



MLS#31716826
\$1,300,000

1 Unit
17,364 SqFt

Looking for a commercial property in a high traffic & very visible area? The possibilities for this property are endless. Large showroom floor, offices, retail counters, garage area, warehouse space. Included with the sale is hardwire internet system, security system & a back-up generator.

16 Main Street, Austin



MLS#31712721
\$240,000

1 Unit
6,860 SqFt

Check out this fully operational business in beautiful Potter County. Goodwin's Garage offers a full service station with gas for on and off road vehicles, diesel and kerosene, small retail store, all the set up for an auto repair shop and a car wash. Most tools and inventory are being included.

519 East 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. You can own half the Ladona Plaza which currently has one first floor apartment with 2 bedrooms and one and 3/4 baths, an unfinished second floor apartment and 1 large garage bay for storage.

3657 U.S. Route 6 West, Ulysses



MLS#31715658
\$250,000

1 Unit
2,680 SqFt

This once very popular family restaurant known as the Sylvania Restaurant, is located on Route 6 between Galeton and Coudersport. The back side of the property is on Rock Run Road, which is a popular snowmobile road with many miles of vehicle travel through the mountains.

101 West Main Street, Harrison Valley



MLS#31717418
\$225,000

1 Unit
4,600 SqFt

Check out this turn of the Century commercial building with plenty of Retail space, storage with a large overhead door, and a 4 bedroom, 1 bath rental unit over part of the Retail space. There is also a 24 x 24 ft garage and a new large Pole barn that has a large overhead door with a reinforced concrete floor.

7088 Route 549, Millerton



MLS#31717095
\$259,900

5 Units
9,000 SqFt

Former Jobs Corner Grange building turned apartments is a great investment. Five units (two 1-bedroom, three 2 bedroom apartments), with room for a possible 6th unit, plus an oversized garage with large sliding door for easy access, and overhead lifts and pulleys.

54 & 56 North Main Street, Port Allegany



MLS#R1494711
\$129,000

2 Units
7,200 SqFt

Great business opportunity! Centrally located right in the heart of town. This is a great investment property.

3475 Route 155, Port Allegany



MLS#R1492763
\$284,900

2 Units
12,500 SqFt

“EXCEPTIONAL 4 BEDROOM 2 BATH HOME” Recently featured on Airbnb as a new vacation/executive rental. This property is located just off Historic Route 6 in the PA Wilds. A private tree and foliage landscaped, stream side corner lot, with multiply parking options, including a two car garage.

17 Chestnut Street, Bradford



MLS#R1498117
\$125,000

2 Units
1,552 SqFt

Don't miss this brick storefront steps from Main Street. This building and the current business, McQuilkin Plumbing LLC are being sold together. Aspiring plumbers and HVAC make sure you come take a look! There is so much potential to be had with this building and business.

2223 West State Street, Olean NY



MLS#R1505527...\$1,200,000

2 Units ~ 25,686 SqFt.

Discover these two meticulously maintained buildings offering 25,660 sq ft of versatile space in the heart of Olean's thriving business district. This 3.36-acre property boasts modern amenities such as forced air heat and central air conditioning to ensure year-round comfort. Ideally located just minutes from major retailers like Wal-Mart, this single-story setup promises easy accessibility and high visibility.

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.*





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