



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  
[www.howardhannaprofessionals.com](http://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**



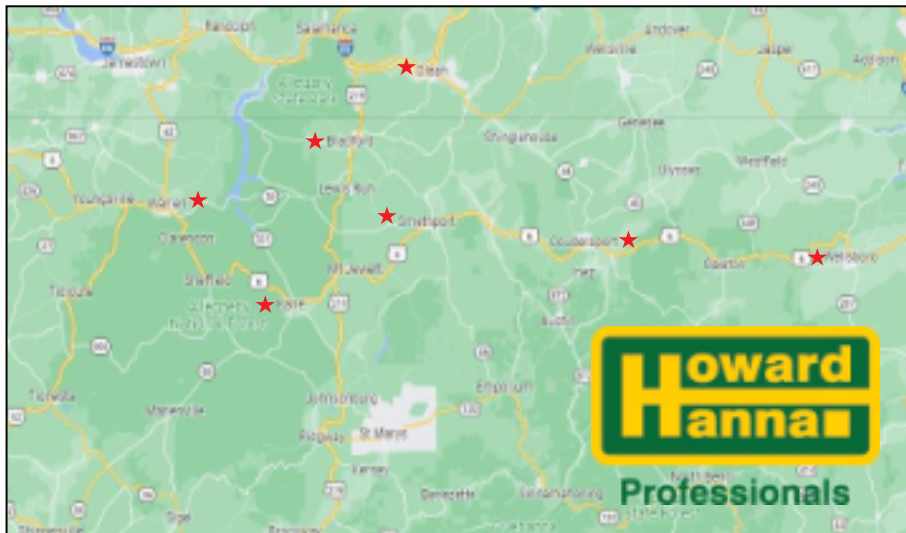
90 Mechanic Street  
Bradford, PA 16701  
**814-362-7450**



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



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



# *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](mailto: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](http://www.howardhannaprofessionals.com)



## LET'S TEAM UP FOR A GREAT REAL ESTATE EXPERIENCE



Professionals

**570-723-1600**

[www.howardhannaprofessionals.com](http://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](http://cornerstonesettlement.com)



[info@cornerstonesettlement.com](mailto: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



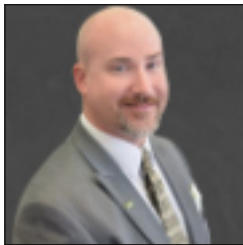
**Amy Greiner**  
Realtor  
814-203-8990



**Carolyn Straniere**  
Realtor  
570-439-9619



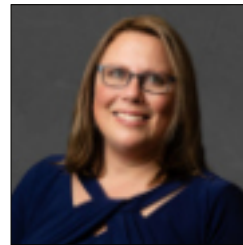
**Judy Fry**  
Realtor  
570-787-0117



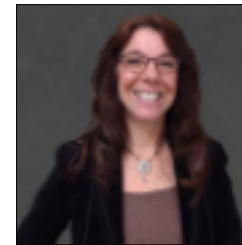
**Kevin Busch**  
Realtor  
570-766-1183



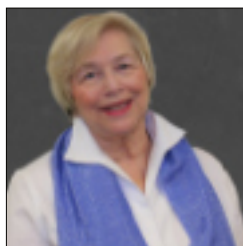
**Kim Case**  
Realtor  
570-404-0794



**Laurel Behr**  
Realtor  
570-439-2882



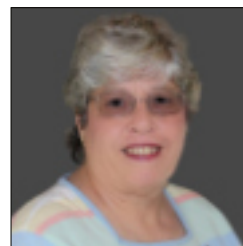
**Lory Albin**  
Realtor  
570-916-0897



**Sandy Stevens**  
Assoc. Broker  
570-772-3778



**Sherry Whitney**  
Realtor  
570-439-5478



**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



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**Professionals**

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**



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

[www.howardhannaprofessionals.com](http://www.howardhannaprofessionals.com)

## 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](mailto:closings@northernpasettlement.com)



# Coudersport Office



**Professionals**

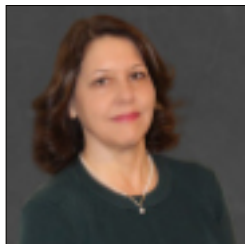


336 Rt. 6 W, Suite #3  
Coudersport, PA 16915

**814 260-1464**

[www.coudersport.howardhanna.com](http://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



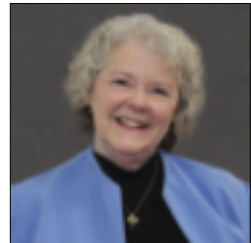
**David Koch**  
Realtor  
717-278-3129

**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!**

[hhrp.crosswinddrone.com/online/mobile.html](http://hhrp.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

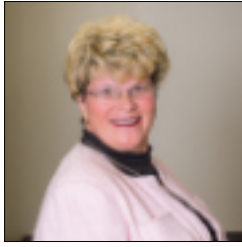
# NEW LISTINGS

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

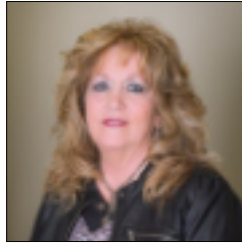


**\*\* CALL TODAY FOR MORE INFORMATION \*\***  
**814-887-7772**

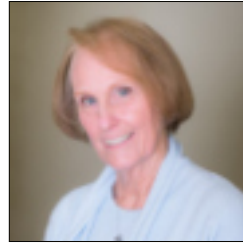
# Smethport Office



**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



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# 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



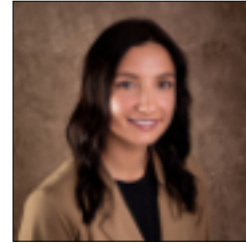
**Aaron Decker**  
Realtor  
716-378-8581



**Candy Smith**  
Realtor  
814-558-6611



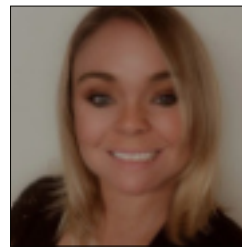
**John Dwailebe**  
Realtor  
716-378-3953



**Makenzie Hushon**  
Realtor  
814-598-0937



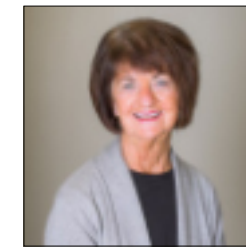
**Paul Pezzimenti**  
Realtor  
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**Rachel Fraley**  
Realtor  
716-229-9819



**Regis Handley**  
Realtor  
716-307-9256



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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



**Jerry Come**  
Realtor  
814-730-8901



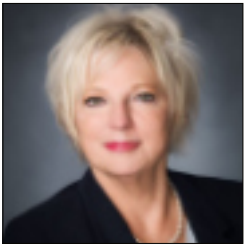
**Jerry Howgard**  
Realtor  
814-730-7840



**Joshua Archer**  
Realtor  
814-230-5820



**Katrina Loree**  
Realtor  
814-688-6124



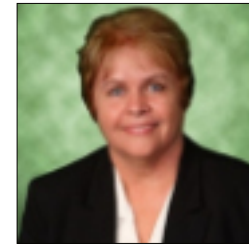
**Lisa Nielsen**  
Realtor  
814-720-3168



**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**



# 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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570-723-1600



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814-260-1464



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