



Professionals

FREE

March - May 2023

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



Home Happens Here

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

NEW FEATURE

Click on the photos for more
info on that property!



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



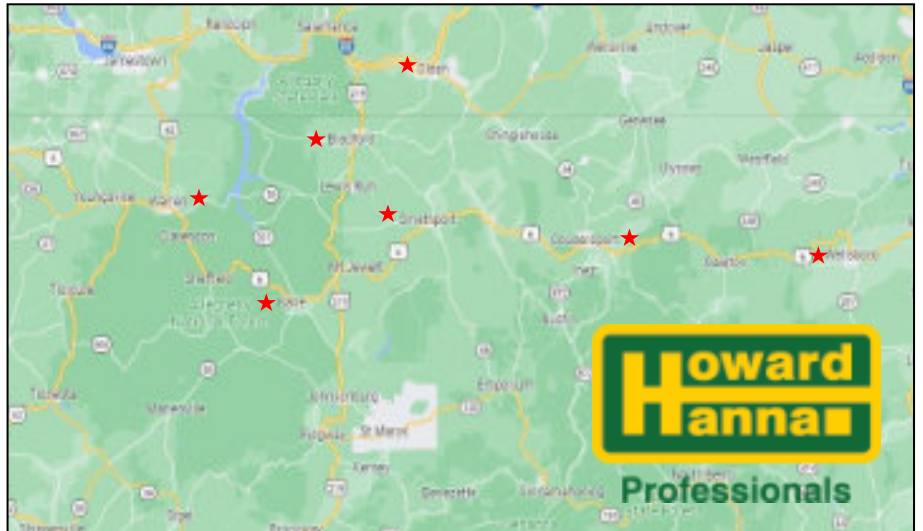
90 Mechanic Street
Bradford, PA 16701
814-362-7450



200 W Third Ave
Warren, PA 16365
814-726-2000



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





Professionals

Welcome Friends!

As the newest edition of our magazine hits the stands, we are ready to usher spring in and & let you know that not only does **Home Happen Here**© but so can your business, vacation property or rental income!

Our agents use cutting edge technology to work cooperatively with local real estate related businesses to provide seamless transactions. Not only do we provide regular updates via email regarding the exposure of your property to potential buyers, we also have exceptional programs such as the 100% Money Back Guarantee, Real Scout, & HSA Home Warranties.

The inventory available to you by working with Howard Hanna Professionals is immense. Howard Hanna has a network of 400+ offices spanning 13 states. Our Professional agents are ready to work those connections and guide you through selling or buying your next adventure!

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.

Sincerely,

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

Dennis Pezzimenti

Managing Broker

716-378-8989



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Professionals



103 Spring Street, Johnsonburg

Professionals

MLS#R1446312

\$115,000

2 BD, 1 BA

1.20 Acres



WELCOME HOME! Natural Stone 1 Story Home w/Attached 1 car Garage, Carport & approx. 1.2 Ac. The Kitchen is compact, offers great cupboard space plus a pantry. Appliances include the refrigerator, electric range/oven with microwave, and more. Large picture window in the Living/Dining room combo provides natural lighting. Convenient 1st Floor Laundry room w/ built-in shelving for organized storage. The 3 Season Room offers a panoramic view of the yard. Room for expansion. City water and sewage. Full Basement. Blacktop Driveway.

318 1/2 Poplar Street, Kane



Professionals

MLS#R1450708

\$55,000

1 BD, 1 BA

0.22 Acres

"HOME SWEET HOME" - Charming and newly updated with large lot in quiet neighborhood. Light-colored neutral walls and new carpet in the L shaped living/dining room make the rooms bright and cheery. The full bath includes built-in shelving & a stand-up shower unit with removable bench. Bedroom has stained wood floor with area rug and closet space. Enjoy the convenience of the combination work area/laundry area off the Kitchen. Ramp access!



Professionals

514.5 Park Avenue, Kane

MLS# R1451528

\$29,500

1 BD, 1 BA

0.36 Acres



Looking for a small home or rental property?
This home has a Kitchen, Living room, Bedroom, and Full Bath. Gas space heaters. Vinyl siding on the exterior. The .36 acre lot is level and has plenty of space for off street parking.

NEW LISTINGS

15 Spruce Avenue, Kane

\$130,000

4 BD, 1.5 BA

0.21 Acres

MLS#R1454468



Professionals

**** CALL TODAY FOR MORE INFORMATION 814-837-8540 ****

ADVENTURE AWAITS IN MCKEAN PA

Congrats to Mount
Jewett to Kinzua Bridge
Trail on being named
Pennsylvania's 2023
Trail of the Year.



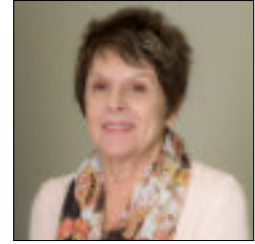
Professionals



Kane Office Agents



Debbie Rolick
Realtor
814-598-8515



Karen Carty
Realtor
814-366-8878

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.



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



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



Professionals

131 Prospect Street, Bradford

MLS#R1450835

\$264,000

3 BD, 2 BA

0.40 Acres



"HOME HAPPENS HERE" Modern kitchen with Cherry custom cabinets, built-in appliances, recessed lighting, and spectacular views from the large picturesque window above the sink. Spacious living room with wood beamed ceiling, morning room with skylight, & walk-out basement with designated laundry area. Family room with gas fireplace, cold room storage and a private patio area with awning. Attached 2 car heated garage!

If you are looking to buy or sell your property, please give us a call!

814-362-7450

GO With The...



Professionals

- P**rofessional Agents!
- R**eliable Advice!
- O**pportunity!
- S**atisfied Clients!

Rain or *Shine*
We've got you
covered every time!



Professionals



MEET YOUR REAL ESTATE TEAM
814-362-7450



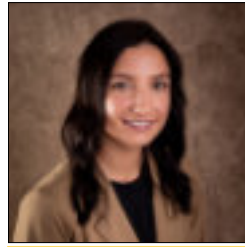
Bradford Office Agents



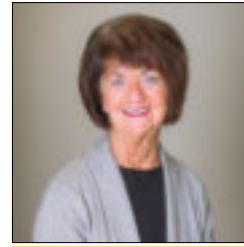
Aaron Decker
Realtor
716-378-8581



Candy Smith
Realtor
814-558-6611



Makenzie Hushon
Realtor
814-598-0937



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 ~

554 Carr Lane, Russell



MLS#12696

\$350,000

4 BD, 2 BA

3.01 Acres

Professionals

This home is made for entertaining with a full length back deck, seating area & firepit. Full walls of windows bring the outside in. Living room has a cozy stone fireplace to relax by in the winter months. Totally redone bath w/radiant heated floor. Large 2 stall garage has a work shop, storage room and full upstairs. Only minutes from the Kinzua Reservoir, 15 minutes from Oneville Marina & Boat Launch, 1 hour or less from Lake Chautauqua, Allegany State Park, Seneca Casino and Holiday Valley Ski Resort.



514 High Street, Youngsville

Professionals

MLS#12933

\$159,900

3 BD, 1 BA

0.25 Acres



Beautiful ranch in a nice quiet neighborhood! Enjoy a large lot, off street parking, covered back semi private back yard. Inside are hardwood floors, plenty of closet space, & a nice cozy fireplace. The family room has closet space & a sit down bar.

30 Third Street, Youngsville



MLS#12927

\$199,900

3 BD, 2 BA

0.43 Acres

Professionals



GREAT LOCATION!

Nice home with an in-ground swimming pool, two fireplaces and an elevator from the basement to the main floor.



Professionals

Join Our
Team!

New and Experienced Agents

Call Today for an Interview

814-726-2000

Or Stop by Our Office

200 West 3rd Ave.

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

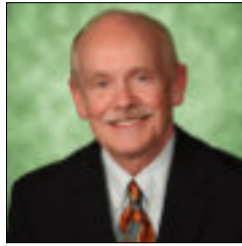
Call Howard Hanna Professionals Warren Today!

814-726-2000

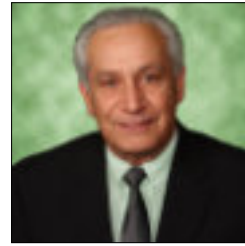
Warren Office Agents



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



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

200 W Third Ave
Warren, PA 16365
814-726-2000





75 Nickel Lane, Wellsboro

Professionals

MLS#31713400 \$1,750,000 5 BD, 6 BA 126.34 Acres



LUXURY HOME OR VENUE! This spacious, unique home is situated at the top of the hill overlooking Wellsboro featuring central air and vac systems, generator, expansive rooms, cherry hardwood & ceramic tile flooring, and multiple other features. A beautifully detailed basement apartment, cost effective natural gas boiler system, 6 car oversized garage, & pond are just some of the other bonuses.

19 N. Main Street, Mansfield



Professionals

MLS#31715499 \$479,500 2 Units 0.09 Acres

This popular, established pub/restaurant is looking for a new owner. There is a malt beverage license that allows you to produce & sell your own beer as well as sell Pennsylvania ciders, wines & liquors. Restaurant & brewing equipment is also included. The upstairs was once apartments & are an open slate for you to remodel as living quarters for yourself, apartments or maybe a banquet area.



813 Roundtop Road, Wellsboro

Professionals

MLS#31715683 \$585,813 3 BD, 2 BA 55.35 Acres



Stunning 2-story farmhouse remodeled to modern standards retaining its yester-year country charm. The first-floor features oak hardwood floors thru out, with tile in the bathroom, foyer, and mudroom. Kitchen features granite counter tops with warm wood cabinetry. Three bay detached garage has an 11 ton lift behind a 12 foot door. The barn is in good condition. Includes a spring fed pond, & a small stream!

1274 Charleston Road, Wellsboro



MLS#31716026...\$189,500
3 BD, 2 BA ~ 0.59 Acres



Professionals

Interested in any of these
Properties? CALL US TODAY!

570-723-1600

1783 Bloss Mountain Road, Liberty



MLS#31713919...\$219,900
3 BD, 2 BA ~ 0.77 Acres

162 Tioga Street, Wellsboro



MLS#31714128...\$197,600
3 BD, 1 BA ~ 0.87 Acres

12834 Route 6, Wellsboro



MLS#31714166...\$265,000
3 BD, 2 BA ~ 3.00 Acres

503 N. Buffalo Street, Elkland



MLS#31714385...\$164,503
3 BD, 2 BA ~ 1.63 Acres

2492 Route 249, Middlebury Center



MLS#31715536...\$62,500
2 BD, 1 BA ~ 1.05 Acres

10 Poplar Ave, Galeton



MLS#31715704...\$169,000
3 BD, 2 BA ~ 1.12 Acres

4364 Williamson Trail, Liberty



MLS#31715886...\$108,500
3 BD, 2 BA ~ 0.30 Acres

403 E Main Street, Elkand



MLS#31715919...\$154,900
3 BD, 2 BA ~ 0.37 Acres

15 Queen Street, Wellsboro



MLS#31715954...\$259,777
4 BD, 2 BA ~ 0.15 Acres

130 Alpine Lane, Galeton



MLS#31715974...\$139,000
2 BD, 1 BA ~ 0.92 Acres



IF YOU'RE LOOKING TO
BUY OR SELL CALL
Carol Hoke
Associate Broker/Assistant Manager
Call/Text: 570-439-0997
carolhoke.howardhanna.com



11564 Route 6
Wellsboro, PA 16901
Office: 570-723-1600
www.howardhannaprofessionals.com



Multi Unit

12834 Route 6, Wellsboro



MLS#31714293

\$265,000

2 Units

3.00 Acres

30 Taylor Street, Troy



MLS#31714409

\$318,500

3 Units

0.37 Acres

NEW LISTINGS

2459 Cherry Flats Road, Covington	\$139,900	2 BD, 2 BA	2.89 Acres	MLS#31716077
11 F Street, Wellsboro	\$54,900	3 BD, 1 BA	0.22 Acres	MLS#31716070
123 W. Hill Road, Covington	\$154,900	3 BD, 2 BA	0.23 Acres	MLS#31716065
601 Grove Street, Ulysses	\$139,900	3 BD, 1.5 BA	0.40 Acres	MLS#31715916



Professionals

**** CALL TODAY FOR MORE INFORMATION 570-723-1600****

The Howard Hanna Professionals Wellsboro Office is proud to be a Donation “drop off” location for HAVEN of Tioga County!

Some of the items we are looking for...



Childcare items:

- Sippy Cups
- Baby Wipes
- Diapers

Miscellaneous:

- Non-perishable food items
- Towel Sets (Kitchen & Bath)

Cleaning Products:

- Laundry Detergent & Fabric Softener
- Dish Soap

Hygiene:

- Shampoo/Conditioner
- Soap
- Hair Brushes/Hair ties
- Toilet Paper

FOR ADDITIONAL ITEMS PLEASE VISIT

<https://www.havenoftiogacounty.org/>



Professionals

DROP OFF TIMES

MON- FRIDAY 9:00AM—5:00PM

SATURDAY 11:00AM—2:00PM

SUNDAY CLOSED



Professionals



Sandra Stevens
Experienced Real Estate Broker

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

11564 Route 6
Wellsboro, PA 16901

570-723-1600

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Independently Owned & Operated

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

CALL ME TODAY

Farm & Land Listings

1952 Dean Hill Road, Wellsboro	\$350,000	74.22 Acres	MLS#31713260
1366 Austinburg Road, Westfield	\$119,900	20.50 Acres	MLS#31715863

NO LAND INCLUDED JUST OIL, GAS & MINERAL SUBSURFACE RIGHTS ONLY.

0 Heffner Hollow & St. Line Road, Lawrenceville \$29,900 18.31 Acres MLS#31712601



For all your Real Estate Settlement Needs



Emily Focht & Amy Witter

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



**215 North Main St
Coudersport, PA 16915
814-274-7233**



Scott Fortner

Wellsboro Office Agents



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

Howard Hanna Professionals Wellsboro services the areas of Wellsboro, 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



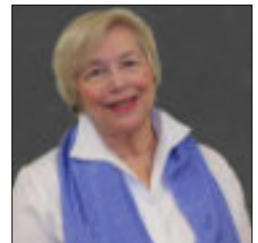
Kim Case
Realtor
570-404-0794



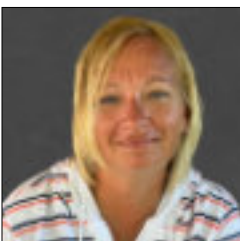
Laurel Behr
Realtor
570-439-2882



Lory Albin
Realtor
570-916-0897



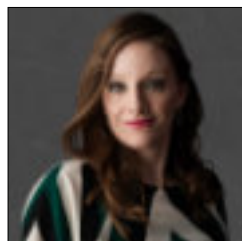
Sandy Stevens
Assoc. Broker
570-772-3778



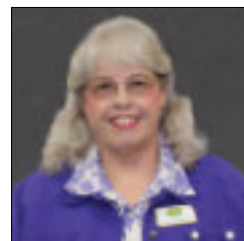
Selina Bogaczyk
Realtor
570-772-5488



Sherry Whitney
Realtor
570-439-5478



Sonja Spencer
Realtor
570-4004-8006



Sylvia Prouty
Realtor
570-250-6277



Teri Doud
Realtor
814-203-8416



238 Academy Street, Genesee

Professionals

MLS#31715913

\$139,900

3 BD, 2 BA

0.20 Acres



Looking to get out of New York State? Only 11 miles to Wellsville from this home! Immaculate home on a quiet street in Genesee. 1 car garage with concrete floor and electric and extra storage above. Some appliances stay. The covered front deck is done with Trex decking.

251 Route 6 West, Coudersport



MLS#31715964

\$1,700,000

3 Units

1.70 Acres

Professionals

Kaytee's Restaurant & Marketplace is well known for it's home Cooking & friendly atmosphere. This currently operating turnkey business with staff in place, sits on 1.7 acres with plenty of paved parking. Situated right on Rt 6, there's plenty of exposure & easy access. The sale includes the restaurant & marketplace business, buildings, land, inventory, equipment, & delivery truck. Blueprints, equip list, and P&L info on file for pre-approved buyers.



556 Coleville Road, Smethport

Professionals

MLS#31714013

\$179,000

2 BD, 1 BA

10.00 Acres



A Truly Secluded spot boasting fruit trees, abundant wildlife, tall mature trees and a spring fed stream flowing through the property all while being minutes from town & located across from Majestic Trails ATV park. Lots of potential for you to finish out the way you want, unfinished open living area, beautiful vaulted pine tongue and groove ceilings, unfinished enclosed addition that could be used for more living space, & enclosed patio. Multiple out buildings and an old Jeep included to help take care of the driveway in the winters.

74 Crandall Run Road, Austin



MLS#31712031
\$58,900

3 BD, 2 BA
0.17 Acres

148 Billy Lewis, Coudersport



MLS#31713868
\$125,900

2 BD, 1 BA
0.63 Acres

1953 SR 44, Shinglehouse



MLS#31713968
\$385,000

5 BD, 2 BA
45.70 Acres

215 Taft Ave, Elkland



MLS#31714025
\$62,000

3 BD, 1 BA
0.22 Acres

9637 State Route 49, Elkland



MLS#31714110
\$99,900

3 BD, 2 BA
1.00 Acres

252 River Street, Genesee



MLS#31714112
\$82,250

3 BD, 2 BA
2082 SqFt

34 Troupe Road, Coudersport



MLS#31714212
\$275,000

3 BD, 1 BA
10.13 Acres

248 Buffalo Street (Rt 872), Coudersport



MLS#31714353
\$158,000

3 BD, 1 BA
10.20 Acres

1154 E Second Street, Coudersport



MLS#31714400
\$159,000

4 BD, 4 BA
0.54 Acres

223 W Main Street, Galetton



MLS#31714461
\$72,500

4 BD, 1 BA
0.25 Acres

696 N Hollow Road, Coudersport



MLS#31715597
\$112,000

2 BD, 1 BA
0.64 Acres

210 Ross Glen Road, Coudersport



MLS#31715671
\$600,000

8 BD, 9 BA
7.27 Acres

19 Kline Road, Galeton



MLS#31715688
\$150,000

3 BD, 2 BA
0.50 Acres

711 Bells Run, Shinglehouse



MLS#31715835
\$65,000

2 BD, 1 BA
1.07 Acres

3 Poplar Avenue, Galeton



MLS#31715854
\$64,900

4 BD, 1BA
0.12 Acres

21 Mina Road, Coudersport



MLS#31715922
\$169,900

4 BD, 3 BA
2.33 Acres

228 Eagle View Lane, Westfield



MLS#31715930
\$185,000

0 BD, 0 BA
3.29 Acres

37 Moonwalk Lane, Wellsboro



MLS#31715993
\$46,000

2 BD, 2 BA
812 SqFt

4615 Rich Valley Road, Emporium



MLS#31716009
\$35,000

3 BD, 1 BA
1.50 Acres

4571 Rich Valley Road, Emporium



MLS#31716010
\$45,000

2 BD, 2 BA
1.00 Acres

4575 Rich Valley Road, Emporium



MLS#31716011
\$25,000

2 BD, 1 BA
1.00 Acres

POTTER COUNTY GEM

Call for
more details!
814-260-1464



Multi Unit ~ 805 South East Street, Coudersport



Beautiful 2 unit on a nice street in Coudersport

MLS#31713938... \$137,900

2 Units ~ 0.37 Acres

NEW LISTINGS

338 W. Branch Road, Smethport	\$40,000	1.97 Acres	MLS#31716062
428 W. Branch Road, Smethport	\$130,000	34.07 Acres	MLS#31716060
0 Bailey Run Road, Austin	\$25,500	0.96 Acres	MLS#31716058



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**** CALL TODAY FOR MORE INFORMATION 814-260-1464 ****



Teena Mountz, Realtor
PA Lic# RS193150L

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



SCAN THE QR CODE &
CHECK OUT OUR E-ZINE



Professionals

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



Professionals

336 Rte. 6 W. Suite 3
 Coudersport, PA 16915

814-260-1464



www.howardhannaprofessionals.com

Equal Housing Opportunity

Farm & Land Listings

349 Corcoran Road, Genesee	\$2,450,000	441.80 Acres	MLS#31714053
00 Route 349, Gaines	\$74,999	6.94 Acres	MLS#31715524
43 Pleasant Drive, Austin	\$49,900	0.75 Acres	MLS#31715722
441 Butler Road, Sabinsville	\$145,000	7.31 Acres	MLS#31715737
00 Cherry Tree Lane, Coudersport	\$25,000	1.65 Acres	MLS#31715843
0 Route 6, Port Allegany	\$132,500	39.05 Acres	MLS#31715931
00 Route 872, Austin	\$336,900	112.31 Acres	MLS#31715977
0 Forks Road, Ulysses	\$105,000	10.51 Acres	MLS#31716021

NEW YEAR, NEW YOU?

Looking for a change? How about a career in Real Estate?

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7 Office Locations! 51 Agents!

Outstanding Marketing!

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Mary Jo Melton - 607-765-2694



Professionals

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336 Rte. 6 W. Suite 3, Coudersport

814-260-1464

11564 Rte. 6, Wellsboro

570-723-1600



Coudersport Office Agents



Professionals

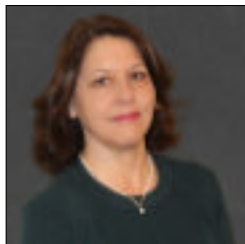


336 Rt. 6 W, Suite #3
Coudersport, PA 16915

814 260-1464

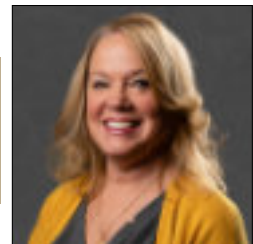
www.coudersport.howardhanna.com

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



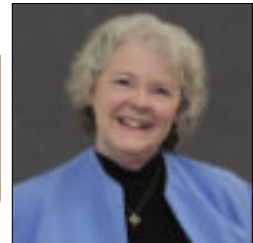
David Koch
Realtor
717-278-3129

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



240 Pump Station Road, Smethport

Professionals

MLS#R1440267

\$299,000

3 BD, 2 BA

2.51 Acres



Built in 1989, this home is approachable by a blacktop driveway. It offers a 12 X 16 outbuilding with electric, concrete floor and garage/man door and a uniquely designed 24 X 24 Barn. The home is well insulated with a newer lifetime architectural roof, gutters and downspouts. Kept warm and cozy by a clean-burning high efficiency Hearthstone Soapstone wood stove and electric baseboard heat, supplied by ample spring water and serviced by a septic system. The open floor plan with living/dining/office areas and an eat-in kitchen featuring maple custom built Prestige Cabinets with oak butcher block counters and all appliances, two bedrooms and two bathrooms.

807 West Water Street, Smethport



MLS#R1434417

\$199,500

4 BD, 1 BA

0.22 Acres

Professionals

This home, looking out over Hamlin Lake, is the perfect manageable size offering little-to-no wasted space and featuring a first floor master bedroom, bath and laundry. The home displays a type of architecture that came from the arts and crafts movement with original woodwork, hardwood floors, and open floor plan. Situated on an attractive lot, highlighted by a shared concrete drive with ample off street parking and an extra large integral garage completes the property with elements of exterior and interior design.



120 Hickory Circle, Shinglehouse

Professionals

MLS#R1449907

\$299,000

3 BD, 2 BA

0.46 Acres



Well built tri-level home with many improvements and established in a desirable area and centrally located to all the amenities in town. Included in the sale is a large Swim Spa! Family/Rec room boasts a woodburning fireplace with radiant floor heat, Oak kitchen cabinets are set off with crown molding. Heated two car attached garage with workbench & concrete driveway. New drainage around the entire home and new storm sewer drain in the front.

46 Hanson Hollow Rd, Port Allegany



MLS#R1435100...\$179,000
3 BD, 2 BA ~ 1.49 Acres

206 E Maple Street, Port Allegany



MLS#R1445964...\$87,000
4 BD, 1 BA ~ 0.43 Acres

212 Fessenden Road, Port Allegany



MLS#R1432581...\$169,000
8 Romes ~ 38.56 Acres

NEW LISTINGS

78 Heavens Way, Lewis Run \$359,000 5 BD, 3 BA 0.75 Acres MLS#1453535

98 Burlison Avenue, Roulette \$129,900 2 BD, 2 BA 1.18 Acres MLS#1453645



Professionals

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

CHOOSE

Home of the
100% Money Back Guarantee.

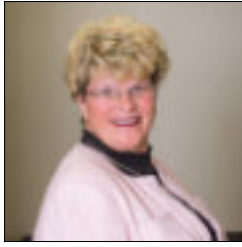


Professionals

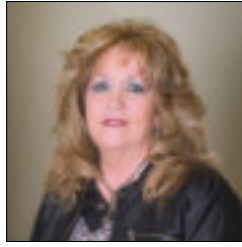


*Equal Housing Opportunity

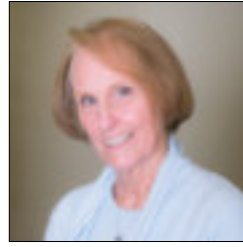
Smethport Office Agents



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

Why Use a Howard Hanna Professional?

The number one reason to use an agent from Howard Hanna Professionals is found in our name - PROFESSIONAL. Whether you are selling or purchasing your first home, an investment property or your forever home, professionalism is key to a smooth transaction.

Howard Hanna's nationwide branding is well-known, and their name recognition is second to none! In addition, our agents have a plethora of tools & applications to assist with marketing your property, bringing in qualified buyers and finding the right home for you.

Here is a snapshot of programs that provide you a Professional advantage:

Howard Hanna 100% Money Back Guarantee - 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*.



Buyside Home Evaluations – Ask a Howard Hanna Professional for a home evaluation and find out how we attract buyers for your property BEFORE it is even on the market!



Advanced Marketing - Howard Hanna has digital and print marketing programs in place to get your property out to buyers ASAP. Featured properties appear in our proprietary, high-quality print magazine and our company online e-zine.



Hanna Mobile App, Real Scout, Homefinder – Interactive programs for our buyer clients make it simple to find just the right home to purchase. Ask your agent how to access them today to start getting the most current information on what's available for sale.



Top Notch Continuing Education – From Webinars to Real Estate Courses, Howard Hanna believes in ongoing education for their agents and brokers, which equates to expert advice on real estate topics. Our clients make informed decisions.



By choosing a Professional agent, you'll receive Professional service and advice, from start to finish.
Don't you owe it to yourself to contract with a PROFESSIONAL?



*Certain conditions apply

All Commercial Properties

30 Taylor Street, Tory



MLS#31714361
\$318,500

3 Units
7,657 SqFt

Large renovated commercial building on Rte 6 in town with many different income potentials. The downstairs currently houses a full-service Salon, the back part of the main floor is an efficiency apartment, and the upstairs is a 4-bedroom apartment with laundry.

371/365 Gulick Street, Blossburg



MLS#31714202
\$769,000

19 Units
37.96 Acres

Starting near the edge of town in Blossburg, this property has the highly desirable feature of having twenty rental lots as part of Briar Patch Estates providing steady monthly income with preliminary work done for expansion.

162 Tioga Street, Wellsboro



MLS#31714130
\$197,600

1 Unit
1,200 SqFt

Cement block building on 0.83 acres. With three overhead doors, a large walk-in refrigerator/cooler, and restroom, this former produce stand is waiting for a new owner. Appliance repair shop, wood working or metalwork shop, or auto repair shop are a few of the many business possibilities.

295 S Main Street, Mansfield



MLS#31713963
\$249,000

1 Unit
0.24 Acres

Building of a former restaurant looking for a new owner. Dining area, open view of kitchen....pretty much a clean slate just looking for your imagination and dream.

251 Route 6 West, Coudersport



MLS#31715964
\$1,700,000

3 Units
12,213 SqFt

Here's your chance to own a popular well established business in Coudersport. Kaytee's Restaurant & Marketplace is well known for it's home cooking & friendly atmosphere. Many stop to enjoy family dining & shop at the garden center greenhouse to buy plants, mulch, feed, & produce.

1292 Charleston Road, Wellsboro



MLS#31716025
\$699,000

1 Unit
3,410 SqFt

COMMERCIAL OPPORTUNITY! Bring your ideas and be inspired to create something new in this magnificently maintained former school. Expansive gym/cafeteria can accommodate a large crowd.

247 Route 6, Coudersport



MLS#31715807
\$475,000

1 Unit
10,050 SqFt

This is an excellent opportunity to own a prosperous business or just the building. It currently has an inventory of quality furniture and accessories that can be included in the purchase.

1491 N Williamson Road, Covington



MLS#31715920
\$268,500

1 Unit
640 SqFt

Commercial property on old Rt 15 in Covington, with 8.29 acres and endless possibilities! 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.

218 North Street, Ulysses



MLS#31715790
\$535,000

54 Units
9,632 SqFt

This property on 3.47 acres in Ulysses Borough includes a 3 bay high pressure carwash, Maytag equipped laundromat and 52 unit storage facility! There is additional acreage to expand this business or add another. soon depending on weather.

222 Main Street, Blossburg



MLS#31715859
\$250,000

3 Units
4,863 SqFt

Step into the nostalgic Victoria Theatre! Become the owner of this fully operational theatre as well as the property owner for three apartments located above. Live events are a possibility with a greenroom and staging area available behind the big screen. Endless opportunities await!

312 W Main Street, Smethport



MLS#R1420280
\$345,000

1 Unit
1,680 SqFt

This building speaks for itself. It was constructed with various types of wood from the State of PA. It's suited for a business or for any of your commercial needs. The frontage is PA Indiana sandstone with lighting and full length security glass with no step entry.

50 N Main Street, Port Allegany



MLS#R1435103
\$74,900

2 Stories
3,000 SqFt

Walkable, amenities, real places that allow them to live without having to get in there car . 2 story downtown mixed-use building, with a full basement and off street parking, is a type of commercial property that includes both business and residential space.

1102 Looker Mountain, Rixford



MLS#R1446202
\$99,000

1 Story
1,920 SqFt.

Most every community, from the smallest village to the largest city, has a post office and here is an opportunity to be a part of that history with the purchase of this income producing Commercial Building with a full basement, loading dock and parking situated on 0.41 acres.

133 Biddle Street, Kane



MLS#R1450342
\$150,000

2 Stories
4,943 SqFt

Includes a beauty shop and 2 offices. The beauty shop which is currently leased has 3 main rooms plus a storage room and tanning area. The former doctor's office has 6 rooms total plus two 1/2 Baths and the former hearing aid office has 3 rooms plus one 1/2 Bath. The apartment is currently leased.

1154 E Second Street, Coudersport



MLS#31715636
\$159,000

1 Unit
3,168 SqFt

Located on busy Route 6, this property is zoned commercial and one time has housed a multi-unit rental and a salon. Recently it was used as a 1-unit rental investment. As a residential home, it has many rooms, bedrooms & baths.

19 N Main Street, Mansfield



MLS#31715499
\$479,500

2 Units
4,224 SqFt

This popular, established pub/restaurant is looking for a new owner. The pride of ownership shows from the moment you walk thru the door. There is a malt beverage license that allows you to produce & sell your own beer as well as sell Pennsylvania ciders, wines & liquors.

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.

3657 US Route 6 West, Ulysses



MLS#31715658
\$325,000

1 Unit
2,680 SqFt

Once very popular family restaurant known as the Sylvania Restaurant, was a thriving business. It is located on US hwy 6 between Galeton and Coudersport. This could be a great business opportunity or converted to a family home or camp. Or a viable vacation rental.

WE LOVE



OUR COMMUNITIES!!!

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
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814-260-1464



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Serving Tioga, Potter, McKean, Warren & Bradford counties

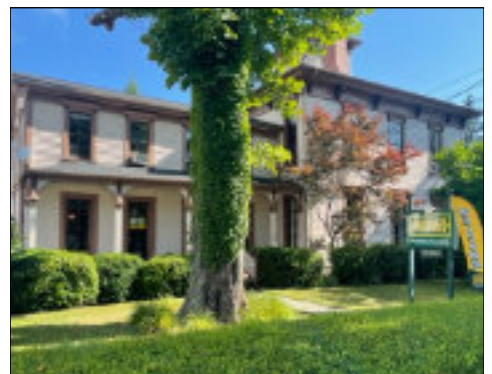
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