



Professionals

FREE

June - August 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



4234 Market St. Suite #1
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 summer 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 that reads "Dennis B. Pezzimenti".

Dennis Pezzimenti

Managing Broker

716-378-8989



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Professionals

129 Pine Run Road, Lewis Run



MLS#R1441573
\$100,000

3 BD, 2 BA
0.69 Acres

14 Homestead Avenue, Bradford



MLS#R1466149
\$74,900

3 BD, 1.5 BA
0.07 Acres

208 Madison Avenue, Olean



MLS#R1466879
\$229,900

4 BD, 3 BA
0.26 Acres

205 W. Ohio Street, Olean



MLS#R1465563
\$199,900

4 BD, 2.5 BA
0.28 Acres

4050 Mt Echo Lane, Great Valley



MLS#R1460652
\$189,900

2 BD, 1 BA
14.40 Acres

120 North Clinton Street, Olean



MLS#R1467245
\$164,900

4 BD, 2.5 BA
0.10 Acres

#1 Firm in McKean County

WITH ALMOST \$30 MILLION IN TOTAL VOLUME SOLD IN 2022



Professionals



RESULTS BASED OFF OF
NYSMLS TOTAL VOLUME SOLD

4297 South Nine Mile Road, Allegany



MLS#R1467022
\$129,900

4 BD, 1 BA
0.46 Acres

210 White Oak Drive, Allegany



MLS#R1466232
\$249,900

4 BD, 2 BA
0.34 Acres

3816 Fay Hollow Road, Hinsdale



MLS#R1466761
\$174,900

3 BD, 2 BA
3.30 Acres

50 Standard Lane, Bolivar



MLS#R1464244
\$59,900

2 BD, 1 BA
0.45 Acres

NEW LISTINGS

23 River Street, Bradford	\$39,000	2 BD, 1 BA	0.21 Acres	MLS#R1469038
20 Fairbanks Avenue, Bradford	\$37,000	3 BD, 1.5 BA	0.18 Acres	MLS#R1470964

**** CALL TODAY FOR MORE INFORMATION**

814-362-7450 **



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Bradford Office Agents



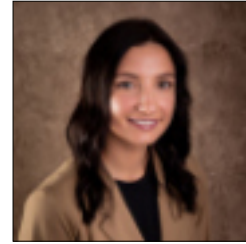
Aaron Decker
Realtor
716-378-8581



Candy Smith
Realtor
814-558-6611



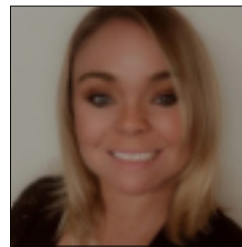
John Dwailebe
Realtor
716-378-3953



Makenzie Hushon
Realtor
814-598-0937



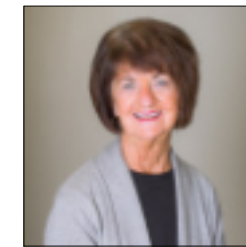
Paul Pezzimenti
Realtor
716-378-7039



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 ~

7 Warren Boulevard, Warren



MLS#13003

\$189,500

3 BD, 1 BA

1,898 SqFt

Professionals

Very nice mid century ranch style home in a very desirable development.



30 Main Street, Mt. Jewett

Professionals

MLS#12917

\$190,000

0.59 Acres



Former convenience store available 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 4x8 block storage building and shed.

NEW LISTINGS

0 Youngsville Road, Pittsfield

\$59,900

22.54 Acres

MLS#13028

285 Main Street, Pittsfield

\$169,000

5 BD, 1.5 BA

0.59 Acres

MLS#13029

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



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**WE
MOVED**

New Address:



4234 Market St.

Suite #1

Warren, PA. 16365

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

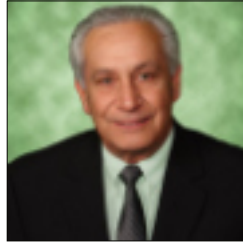
Warren Office Agents



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



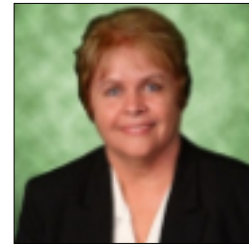
Lisa Nielsen
Realtor
814-720-3168



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



75 Nickel Lane, Wellsboro



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

813 Roundtop Road, Wellsboro



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

536 Annas Road, Wellsboro



MLS#31716472...\$315,000
3 BD, 2 BA ~ 9.08 Acres

15 Queen Street, Wellsboro



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

2093 N. Williamson Road, Covington



MLS#31716116...\$380,000
4 BD, 3 BA ~ 2.48 Acres

350 E. River Street, Elkland



MLS#31716282...\$299,000
3 BD, 1.5 BA ~ 1.94 Acres

23 Barnhart Corner Road, Gaines



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

1721 Old Possessions Road, Troy



MLS#31716353...\$160,000
2 BD, 1 BA ~ 6.82 Acres

2780 Stony Fork Road, Wellsboro



MLS#31716366...\$384,900
5 BD, 2 BA ~ 0.46 Acres

CHOOSE



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139 School Road, Tioga



MLS#31716377...\$189,500
3 BD, 1.5 BA ~ 2.15 Acres

952 Wood Road, Mansfield



MLS#31716517...\$334,000
3 BD, 2 BA ~ 12.69 Acres

1997 N. Williamson Road, Covington



MLS#31716386...\$193,050
3 BD, 2 BA ~ 0.69 Acres

21 Pleasant Street, Morris Run



MLS#31716388...\$69,999
3 BD, 1 BA ~ 0.66 Acres

2535 Hills Creek Lake Rd, Wellsboro



MLS#31716389...\$375,000
3 BD, 3 BA ~ 3.24 Acres

84 S. Academy Street, Mansfield



MLS#31716411...\$199,000
3 BD, 2 BA ~ 0.22 Acres

2740 Newton Hill Road, Mansfield



MLS#31716428...\$389,900
3 BD, 3 BA ~ 7.45 Acres

320 Hickox Road, Genesee



MLS#31716430...\$289,000
2 Homes ~ Details on page 18

109 Deep Hollow Run, Laporte



MLS#31716256...\$380,000
4 BD, 2 BA ~ 2.00 Acres



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

Multi Unit

213 Main Street, Blossburg



MLS#31716304

\$289,900

5 Units

0.11 Acres

30 Taylor Street, Troy



MLS#31714409

\$299,000

3 Units

0.37 Acres

NEW LISTINGS

201 Maple Street, Shinglehouse	\$35,000	3 BD, 2 BA	1,120 SqFt	MLS#31716540
46 W. Water Street, Wellsboro	\$427,000	3 BD, 2.5 BA	0.53 Acres	MLS#31716535

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

570-723-1600



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Striving To Connect

Buyers With Sellers & Sellers With Buyers



Sylvia Prouty, Realtor

570-250-6277

sylvia@prouty.com



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Wellsboro, PA 16901
570-723-1600



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Amy Greiner, Realtor
Cell: 814-203-8990
Office: 570-723-1600

Are You Looking For Your Agent to be:

- Responsive
- Professional
- YOU focused

Ask for Amy!



IF YOU'RE LOOKING TO
BUY OR SELL CALL

Carol Hoke

Associate Broker/Assistant Manager

Call/Text: 570-439-0997

carolhoke.howardhanna.com



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



I'M NOT JUST YOUR NEIGHBOR. I'M ALSO A REALTOR.

Whether you're in the market to buy a new home, sell your present home, looking to find land, a cabin, or even an investment property, I can help you with all your real estate needs.

Give me a call today! I want to be your Real Estate Professional.

Carolyn Stranlere 570-439-9619

carolynstranlere@howardhanna.com

11564 Route 6 Wellsboro, PA 16901

570-723-1600

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Sandra Stevens
Experienced Real Estate Broker

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

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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	\$99,000	17.00 Acres	MLS#31715863
0 Buena Vista Street, Wellsboro	\$49,900	2.55 Acres	MLS#31716115
234 Holden Brook Road, Osceola	\$18,000	0.31 Acres	MLS#31716399
0 Pattison Avenue Extension, Elkland	\$10,000	0.14 Acres	MLS#31716401
224 Pattison Ave Extension, Elkland	\$19,900	0.42 Acres	MLS#31716421

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



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

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teridoud@howardhanna.com
www.teridoudrealtor.com
814-203-8416

Professionals

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

MLS#31713400

5 BEDROOMS

6 BATHROOMS

126.34 ACRES



Luxury Home or Venue

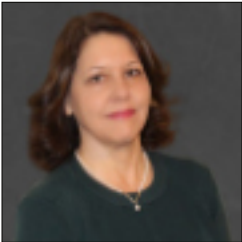
Unique home with over 11,000 sq ft of living space & miles of gorgeous views! Central Air, Whole-House Generator, Cherry Hardwood, Gourmet Kitchen, Custom Spiral Stairs, Pond & many more extras!

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



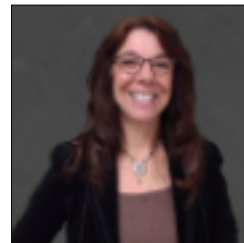
Kevin Busch
Realtor
570-766-1183



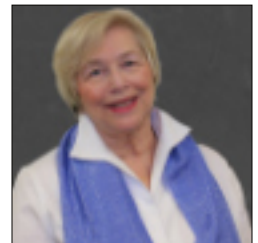
Kim Case
Realtor
570-404-0794



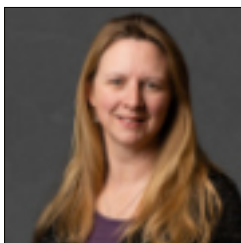
Laurel Behr
Realtor
570-439-2882



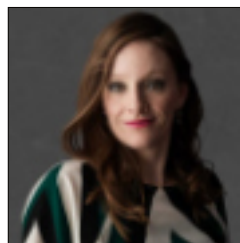
Lory Albin
Realtor
570-916-0897



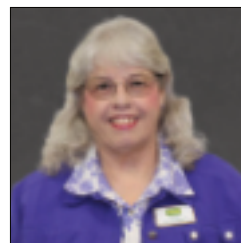
Sandy Stevens
Assoc. Broker
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Sherry Whitney
Realtor
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Sonja Spencer
Realtor
570-4004-8006



Sylvia Prouty
Realtor
570-250-6277



Teri Doud
Realtor
814-203-8416



Invest In Your Future With A Professional



Laurel Behr
REALTOR



C: 570-439-2882

O: 570-723-1600

laurelbehr@howardhanna.com

320 Hickox Rd, Genesee



MLS#31716430...\$289,000

4 BD, 2 BA ~ 4.30 Acres

Opportunity is knocking!
2 homes! Complete the new construction as you desire! 3 bedroom 2 baths with an open floor plan on full basement that can be finished, with attached 2 car garage and a bonus room! Windows and garage door already to be installed! The farmhouse has 4 bedrooms, 2 baths, large living room with tongue and groove, dining room, kitchen and attached garage. 4+acres in Genesee PA, Potter County. Atv road friendly.

536 Annas Rd, Wellsboro



MLS#31716472...\$315,000

3 BD, 2 BA ~ 9.08 Acres

A gem waiting to be discovered! 3-4 bedroom RANCH HOME with so much character and charm! Sitting on 9+/- mostly wooded acres with a pond. Plus 20'x80' Commercial Garage across the road offering plenty of room for equipment and storage! Extra Bonus...State Forest & Game Lands close proximity. Located between Morris and Wellsboro. sqft p/crt records.

952 Wood Rd, Mansfield



MLS#31716517...\$334,000

3 BD, 2 BA ~ 12.69 Acres

Delightfully renovated 2 story farmhouse welcomes you home! Restoration work behind the scene has been a labor of love to make this farmhouse shine again. The exterior painting is already scheduled, so the outside will sparkle too! Hunting, farming, and homesteading on the 12.69 +/- acres mix of rolling farm fields & woods plus a pond! OGM's convey. 2 story bank barn boasting tons of space for all your farm equipment or other creative ideas! Sqft p/crt recds.

33 Miller Lane, Austin



MLS#31714239
\$75,000

4 BD, 1 BA
0.45 Acres

1154 East Second Street, Coudersport



MLS#31714400
\$159,000

4 BD, Multiple BA
0.54 Acres

223 West Main Street, Galeton



MLS#31714461
\$72,500

4 BD, 1 BA
0.25 Acres

19 Kline Road, Galeton



MLS#31715688
\$150,000

3 BD, 1.5 BA
0.50 Acres

711 Bells Run, Shinglehouse



MLS#31715835
\$59,900

2 BD, 1 BA
1.07 Acres

3 Poplar Avenue, Galeton



MLS#31715854
\$59,000

4 BD, 1 BA
0.12 Acres

238 Academy Street, Genesee



MLS#31715913
\$124,900

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
\$185,000

0 BD, 0 BA
3.29 Acres

1407 Germania Road, Galeton



MLS#31716439
\$254,900

3 BD, 1 BA
1.00 Acres

37 Moonwalk Lane, Wellsboro



MLS#31715993
\$46,000

2 BD, 2 BA
812 SqFt

4571 Rich Valley Road, Emporium



MLS#31716010
\$45,000

2 BD, 1.5 BA
1.00 Acres

4575 Rich Valley Road, Emporium



MLS#31716011
\$25,000

2 BD, 1 BA
1.50 Acres

288 Tennessee Road, Coudersport



MLS#31716128
\$220,000

4 BD, 1 BA
6.13 Acres

430 Arnold Ave, Port Allegany



MLS#31716140
\$104,900

2 BD, 1 BA
0.20 Acres

509 North Hollow Road, Coudersport



MLS#31716164
\$460,000

3 BD, 2 BA
24.00 Acres

182 N. Hollow Heights, Coudersport



MLS#31716184
\$310,000

3 BD, 2.5 BA
5.00 Acres

405 S. Main Street, Coudersport



MLS#31716238
\$165,000

3 BD, 1.5 BA
0.20 Acres

447 Scoville Hill Road, Genesee



MLS#31716295
\$445,000

4 BD, 2 BA
94.86 Acres

2292 Sartwell Creek Road, Port Allegany



MLS#31716309
\$260,000

4 BD, 2 BA
1.96 Acres

112 Pleasant Ave, Coudersport



MLS#31716322
\$74,900

4 BD, 1.5 BA
0.20 Acres

23 Avenue B, Coudersport



MLS#31716324
\$99,000

3 BD, 1.5 BA
0.23 Acres

143 Leadville Hollow Road, Genesee



MLS#31716337
\$51,000

2 BD, 1 BA
0.69 Acres

708 Ross Street, Coudersport



MLS#31716369
\$169,900

3 BD, 1.5 BA
0.16 Acres

45 Miller Lane, Austin



MLS#31716376
\$169,900

3 BD, 2 BA
1.89 Acres

111 Bluebird Lane, Coudersport



MLS#31716415
\$234,900

2 BD, 1 BA
22.10 Acres

242 Route 6 West, Coudersport



MLS#31716431
\$270,000

4 BD, 2 BA
0.56 Acres

1034 US Route 6, Coudersport



MLS#31716462
\$395,000

5 BD, 4.5 BA
61.44 Acres

210 Ross Glen Road, Coudersport



MLS#31715671
\$600,000

8 BD, 9 BA
7.27 Acres

Multi Unit

410 Vine Street, Coudersport



MLS#31713537
\$129,900

2 Units
0.12 Acres

138 Joe West Road, Middlebury Center



MLS#31716362
\$189,900

2 Units
3.39 Acres

NEW LISTINGS

1502 St. Route 44 North, Coudersport	\$549,900	3 BD, 2 BA	11.75 Acres	MLS#31716520
46 Pleasant View Drive, Ulysses	\$225,000	5 BD, 3 BA	1.10 Acres	MLS#31716506

**** 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.



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Dave Koch, Realtor

717-278-3129



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Farm & Land Listings

00 Route 349 (Long Run Road), 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
0 Forks Road, Ulysses	\$99,900	10.51 Acres	MLS#31716021
00 Tyoga Road, Galetton	\$69,000	6.90 Acres	MLS#31716158
00 Germania Road, Galetton	\$765,000	76.21 Acres	MLS#31716319
00 Troupe Road, Coudersport	\$19,000	0.25 Acres	MLS#31716361

HELLO 
Summer



Professionals



THE REAL ESTATE MARKET
IS REALLY HEATING UP!!!



PENNY S. BARR

Real Estate Salesperson

PA Lic# RS345032

814-558-4086

814-260-1464

pennybarr@howardhanna.com

Coudersport Office Agents



Professionals

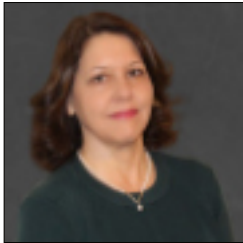


336 Rt. 6 W, Suite #3
Coudersport, PA 16915

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



2630 Eleven Mile Road, Shinglehouse

Professionals

MLS#R1459167

\$159,900

2 BD, 1 BA

0.91 Acres



Well maintained ranch home located in the country with many improvements! Cathedral post beam design with blending trim work and matching six panel solid doors. The kitchen has numerous cabinets with all appliances included in the sale. There is also a large pantry cabinet. French doors that enter onto the rear patio for privacy and relaxation. There is a great room where the washer/dryer are located w/so much potential for additional living quarters or garage. New roof/siding, new front door with stone access and more. Water well and septic system. Home is heated by HWBB with 3 zones. 200 amp circuit breaker.

102 Katherine Street, Port Allegany



MLS#R1461928

\$174,900

3 BD, 2 BA

0.84 Acres

Professionals

Ranch style home on a large lot has nice sized bedrooms and a full bathroom. With the elegance of the brick fireplace, there are two electric log inserts back to back - one in kitchen and the other one in the living room, which sets off the new oak mantel in the living room. Many new improvements including a new boiler, new on demand tankless water heater, new electric stove top, and more. Attached garage, blacktop driveway, two sheds!

There is fencing with gate in the rear for pets.



NEW LISTINGS

1562 Mccrea, Eldred	\$309,000	3 BD, 2 BA	2.75 Acres	MLS#R1470632
9 West Willow, Smethport	\$229,000	3 BD, 1.5 BA	1,200 SqFt	MLS#R1470505
000 Bordell Road, Smethport	\$199,000	3 BD, 1 BA	2.00 Acres	MLS#R1468488
421 E. Arnold Avenue, Port Allegany	\$149,000	2 BD, 1 BA	0.91 Acres	MLS#R1468059
401 E. King Street, Smethport	\$115,000	3 BD, 1 BA	0.27 Acres	MLS#R1467962
85 Church Street, Port Allegany	\$54,000	3 BD, 2 BA	0.40 Acres	MLS#R1466862
207 Broad Street, Port Allegany	\$54,900	2 Stories	0.17 Acres	MLS#R1467343



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

703 South East Street, Coudersport



MLS#R1456926
\$164,900

2 BD, 1.5 BA
0.19 Acres

13867 Route 6, Smethport



MLS#R1466859
\$129,900

4 BD, 1 BA
0.86 Acres

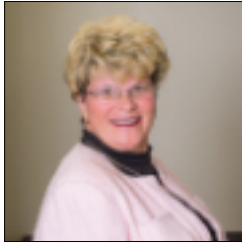


Farm & Land Listings

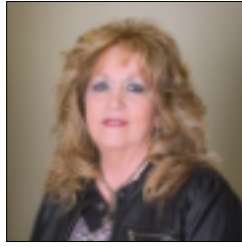
- | | | | |
|--------------------------------|----------|------------|--------------|
| 00 West Main Street, Smethport | \$37,500 | 0.15 Acres | MLS#R1422733 |
| 00 West Main Street, Smethport | \$34,500 | 0.13 Acres | MLS#R1422730 |



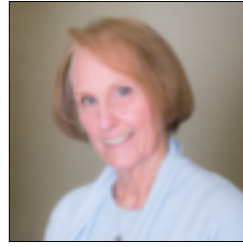
Smethport Office Agents



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



94 Massachusetts Avenue, James City

Professionals

MLS#R1459247

\$89,900

3 BD, 1.5 BA

0.17 Acres



Spacious 2 Story Home within a few miles of Knox & Kane Rail Trail. Large Kitchen has a breakfast bar separating the Kitchen and Dining room. Lots of room to relax and watch TV in the Living room. The extra room on the first floor could be a first floor Bedroom. Updated windows throughout the home. 3 Bedrooms on the second floor and Full Bath. 1 Bedroom has cedar lined closet. If you're looking for additional living space, there's room on the 3rd floor. Large open front porch to enjoy the warm days and nights.

82 Massachusetts Avenue, James City



Professionals

MLS#R1459250

\$55,000

3 BD, 1 BA

0.17 Acres

WITH A LITTLE ELBOW GREASE, YOU CAN MAKE THIS HOME SHINE! The enclosed front porch offers a perfect place for enjoying the warm weather. The living room, dining room, and breakfast area all have hardwood floors. Knotty pine ceiling in the Kitchen. The breakfast area has a large picture window overlooking the backyard. Full Basement with outside access has a workshop and laundry area. Attic with pull down steps for storage. The back alley allows access to the backyard and off street parking.



514 Park Avenue, Kane

Professionals

MLS# R1458842

\$39,500

3 BD, 1 BA

0.29 Acres



2 STORY HOME WITH .29 ACRE - The first floor has Kitchen, Dining room, and Living room. Bedrooms and Full Bath on the second floor. There are 2 gas wall heaters. Gas hot water tank approx. 3 years old. Newer roof. Full Basement. Off street parking.



5 Mill Lane Ludlow, PA 16333

COMMERCIAL BUILDING WITH ACREAGE -
NUMEROUS COMMERCIAL POSSIBILITIES -
Reconditioned 60' x 100' STEEL BUILDING WITH 16-
ACRES JUST OFF ROUTE 6 - Insulated steel building
with steel trusses and concrete floor. 16' overhead
door. 3 Phase Electric available. Community water
and public sewage available. Extra large parking area.
Pole shed keeps vehicles and equipment out of the
weather. Near 50 ton bridge. Great machine shop or
welding location or many other options for use.

MLS#R1437505...\$450,000



Professionals

Listing Agent: Debbie Rolick

C: 814-598-8515

O: 814-837-8540

debbierolick@howardhanna.com



NEW LISTINGS

5246 Sackett Road, Kane \$95,000 2 BD, 1 BA 1.02 Acres MLS#R1469444



Professionals

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

**THERE'S STILL TIME TO BUY A
NEW HOME THIS SUMMER!**



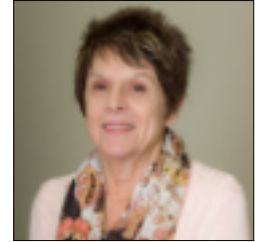
Kane Office Agents



Debbie Rolick
Realtor
814-598-8515



Professionals



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

All Commercial Properties

1154 East 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 is was used as a 1-unit rental investment As a residential home, it has many rooms, bedrooms & baths. Storage is not an issue with several closets plus 2 large storage sheds.

3657 US Route West, Ulysses



MLS#31715658
\$325,000

1 Unit
2,680 SqFt

This 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. AND the back side of the property is on Rock Run Road, which is a popular snowmobile road.

218 North Street, Ulysses



MLS#31715790
\$479,000

54 Units
9,632 SqFt

INVESTORS OR RETIREES! 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.

247 Route 6, Coudersport



MLS#31715807
\$475,000

1 Unit
0.38 Acres

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.

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.

30 Taylor Street, Troy



MLS#31714361
\$299,000

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.

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.

11490-98 Route 6, Wellsboro



MLS#31716457
\$265,000

5 Units
1,920 SqFt

Nice income producing property. This sale will include the 2 BR rental property next door as well as the commercial building with 2 apartments above. Garage space in one side of building so could be used as a small engine repair, use as a storage unit for your own things and rent out the retail side.

213 Main Street, Blossburg



MLS#31716316
\$289,900

5 Units
4,088 SqFt

Great investment property! 213 Main St, is a 4-unit apartment house. 1-one bedroom and 3-two bedroom apartments. 116 Hannibal St is a single family, four bedroom, 1 bath home. All units have been steadily rented with very few vacancies.

496 US 6 West, Coudersport



MLS#31716332
\$389,000

9 Units
14,000 SqFt

STORAGE, STORAGE, AND MORE STORAGE!!!
Plus office or other business opportunities.
Was once a car dealership and has a service counter.
Was also used as a kennel.

86 South Main Street, Franklinville



MLS#R1466044
\$299,900

1 Unit
3,066 SqFt

This in-use medical office building is ready for a new medical facility. This is a great commercial property with five exam rooms, 19 parking spaces (currently four handicap spaces), more than 3,000 square feet, and situated on the most traveled road in Franklinville.

13 East Union Street, Allegany



MLS#R1462081
\$199,900

1 Storie
9,654 SqFt

Great commercial property in the Village of Allegany. This building has over 8,000 square feet with four loading docks. The building is split into retail space, a warehouse, and spacious garages. There is also a fenced-in area for exterior storage

1102 Looker Mountain, Rixford



MLS#R1446202
\$94,900

1 Storie
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.

**Howard
Hanna**
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***Savor the last days
of Summer***



Professionals

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UPDATED PERIODICALLY WITH LISTINGS
FROM OUR 6 PENNSYLVANIA OFFICES

BRADFORD • COUDERSPORT • KANE •
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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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