

Howard Hanna

11564 Route 6
Wellsboro, PA 16901
570.723.1600

Money Back
100%
Guarantee

Realty Pioneers

Licensed in PA & NY
www.wellsboro.howardhanna.com

Office Hours
7 Days A Week!

• COMMERCIAL •



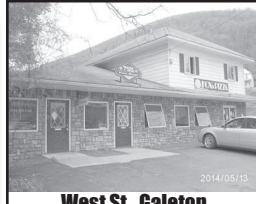
North Main St. Port Allegany
Beautiful office building in downtown Port Allegany ready for use! 8+ offices on main floor with 2.5 bathrooms and 2 apartments upstairs. Great location at a great price!
REF#10349 ... \$125,000



Shin Hollow Rd. Gaines
Successful gift shop located on historic Route 6 in the heart of PA's Grand Canyon. Sale includes everything including the 1914 era Caboose!
REF#10666 ... \$139,000



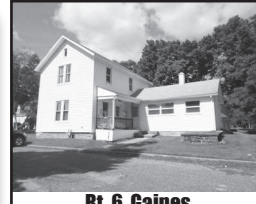
West St. Galeton
PRICE REDUCED!! Foxs Pizza FRANCHISE! Comes with all the equipment. Buyer will need to be approved and trained by the Foxs franchise. Can also be purchased with building.
REF#10880 ... \$156,900



West St. Galeton
PRICE REDUCTION!! Building has a 2 bedroom apartment upstairs, and 3 business spaces downstairs. Price is for the real estate only, but the Foxs pizza business is for sale as well.
REF#10881 ... \$169,900



Forestview Ave. Elkland
Retail building available that could be used for retail again or offices or removed and built to suit for your business venture. Call our office for more information today!
REF#11039 ... \$225,000



Rt. 6. Gaines
FOR LEASE! Great commercial building. There is also a electric sign that lights up at night all you need is your own name insert. Plenty of room is this 9 room office building.
REF#11036 ... \$1200



South Main St. Mansfield
FOR LEASE! Excellent, 2nd floor, office space conveniently located near Walmart for excellent visibility. Easy access to Rt. 15, gas stations, shopping and other amenities.
REF#10981 ... \$1500

• LAND •

Leadville Hollow Rd. Genesee

Nice building lot great for your get away cabin. This lot sits at the top with good views. If you're looking for a place to build your cabin, check this out.
REF#G6933 ... \$7,000

Ellisburg Rd. Genesee

Want to have a home in the hills? A camp? Looking for a place to be close to nature? If you want a retreat from the rat race? This 24+ acre property with views is perfect for you!
REF#10525 ... \$63,900

Old State Rd. Mansfield

Beautiful 18 acre building lot will make the ideal spot for your new home to be built. Gorgeous views overlooking the valley. Minutes to Mansfield, Blossburg or Troy.
REF#10950 ... \$77,900

Bean Rd. Mills

Pleasant setting for your home or cabin. Great views from this 5 acre lot. Excellent location for those who like fishing (Lake Lloyd) or just getting away from it all. Great opportunity!
REF#G6846 ... \$19,900

Baldwin Run Rd. Middlebury

Wooded lot within 10 miles of Wellsboro, close to State Forest and just a short drive to Pine Creek and the Pa. Grand Canyon. On a maintained road for a great building lot!
REF#11050 ... \$31,500

Granger St. Blossburg

Already cleared site to build your new home! 3.34 acres, quiet neighborhood, partially wooded with private setting, views, and close to State Lands. Public w/s and gas available.
REF#11002 ... \$36,900

County Rt 60. Rexville

This vacant 35+ has everything, food plots in place, a man-made pond and fruit trees. A grove of 55 Macintosh apple trees and 2 groves of Japanese crab apple plus much more!
REF#11035 ... \$85,000

Route 6. Galeton

This lot has lots of frontage on Pine Creek, Rt 6 frontage and borders State. Easy access into this 23.50 acre parcel which could be Residential, Commercial or your own getaway.
REF#11022 ... \$169,900

Shepard Creek Rd. Lawrenceville

This 51+ acres of wooded prime hunting land. Property was timbered 15-16 years ago and is ready to timber again. Close to Cowanesque Lake it's a fisherman's dream! Call for info!
REF#10789 ... \$199,999

• MULTI-FAMILY •



East Main St. Westfield
Seller Assist for Buyers! Large Multi Family property. Perfect home for a first time Buyer or Investor. Live in one and let the other unit pay the mortgage for you! Great opportunity!
REF#10847 ... \$88,000



Catin Hollow Rd. Wellsboro
MOTIVATED SELLER, BRING AN OFFER! This property includes 2 homes! Live in one and rent the other to pay the mortgage! Great opportunity for you!
REF#10857 ... \$90,000



Parkhurst St. Elkland
Great investment opportunity! Nice in-town 3-Unit apartment building where each unit has 3 bedrooms. Location is convenient to stores, school, and amenities.
REF#10905 ... \$155,000



East Spruce St. Coudersport
Two for the price of one! Quality built raised ranch home in a quiet neighborhood. Bonus house has three apartments with separate W/S and other utilities.
REF#10827 ... \$169,000



E. Second St. Coudersport
EXCELLENT investment opportunity! 6 unit Apartment Building. Very well maintained operation with a low-turnover of tenants. All separate gas meters. Call for info!
REF#11021 ... \$229,000



Stony Fork Rd. Wellsboro
All 4 units were updated in 2003/2004 with new electrical, framing, insulation, drywall, flooring, windows and have washer/dryer hook-ups. A new roof was also put on in 2004.
REF#11051 ... \$299,900



West Ave. Wellsboro
Beautifully maintained home in the historic district, built in 1860's in "judges row" and converted to a duplex. Home Warranty in place. Call today for private showing!
REF#11055 ... \$319,000

• RESIDENTIAL •



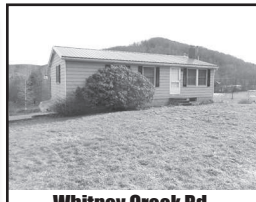
Kinney Rd. Genesee
Fixer upper with electric, septic and spring water on 3.7 Acres. There is a nice large detached garage with wood stove that could be used for your car or as a workshop.
REF#G6979 ... \$38,000



Country Living Park. Wellsboro
Newer mobile home with many upgrades, including central air and storage at every turn! 2-3 bedrooms and a good sized living area, this home is in GREAT condition! Call today!
REF#11052 ... \$42,047



Buffard Riverside Estates. Lawrenceville
3 bedroom, 2 full bath home Very well maintained and situated on a spacious corner lot. Large rooms, open floor plan and an oversized master bedroom! Call today for appointment!
REF#11057 ... \$45,900



Whitney Creek Rd. Coudersport
Manufactured home with a great view, close to a stream and State Lands. This 3 bed, 1 bath, home has new kitchen flooring, a new metal roof, and a full basement.
REF#10793 ... \$64,000



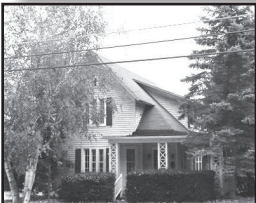
Haskins St. Morris Run
Neat as a pin double-wide. Double lot with public water and sewer. The backyard feels like country living and you can't beat the cost! Come check it out today.
REF#10896 ... \$72,500



Ferris Corners Rd. Little Marsh
Across the street from State Land, this is a wonderful property with 4 bedrooms; 2.5 baths, fully furnished kitchen, and a large den! Come and give it a look!
REF#11029 ... \$74,000



West Main St. Galeton
Nice home on a great lot with large, front, wrap around porch. On a corner lot right on Rt. 6. Nice kitchen/dining with plenty of cabinetry, 3 bedrooms, and nice yard in the back.
REF#G6996 ... \$79,900



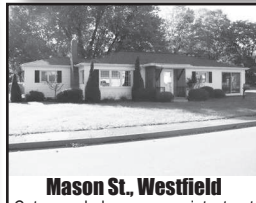
Church St. Westfield
This 3 BR in town home has hardwood floors, high ceilings, a covered porch, a patio and a deck. Large 2 story garage allows for storage for a little bit of everything.
REF#10974 ... \$84,500



Rt. 287. Middlebury Center
Motivated Sellers! This 3 bedroom home sits on almost a full acre, close to town, Rts. 6 and 15 (I-99). Home needs some TLC but has lots of potential to be your dream home!
REF#10832 ... \$84,719



Roseville Ave. Mansfield
This 4 BR home in the country has new forced air furnace, range, updated 100 amp electrical panel, flooring on first floor and new well pump. Move in ready.
REF#11010 ... \$89,900



Mason St. Westfield
Cute ranch home on quiet street in Westfield. Move in condition, with level lot and ample off street parking. Modern kitchen, newly renovated bathroom, large living room, features a gas fireplace. Call today!
REF#10779 ... \$90,000



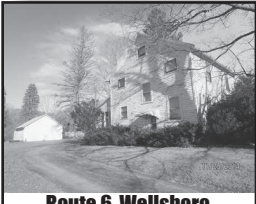
Tioga River Rd. Lawrenceville
3 BR ranch on 2 acres in a quiet country setting but still close to town. Room for pasture for horses, goats or cows, garden area, a storage shed once used for chickens and more!
REF#11033 ... \$99,900



Hanky Panky Rd. Gaines
This manufactured home has been remodeled with knotty pine tongue and groove paneling through out. There are 3 bedroom and 1.5 bathrooms, screened back porch and more!
REF#10774 ... \$114,900



Nichols St. Wellsboro
Just move right in to this ideally LOCATED 2-3 bedroom home with a lovely kitchen, stainless appliances, carpet and more. Call to see this today!
REF#11025 ... \$119,900



Route 6. Wellsboro
If you are looking for a great Wellsboro home but not directly downtown, check out the features of this residence! Great oversized deep lot and garage for extra storage.
REF#11004 ... \$124,900



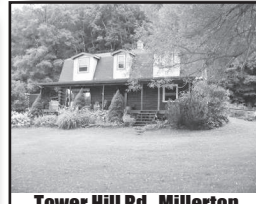
N. Williamson Rd. Blossburg
This 4/5 bedroom, home is priced to sell, convenient location and easy on/off access to I-99/RT 15 for quick commutes to Corning, NY or Williamsport, PA. Call today!
REF#10864 ... \$127,000



Bird Creek Rd. Pine City
This nice home has 4/5 bedrooms with 2 baths. Kitchen has new tile floors and counter-tops. Large backyard has an invisible fence and a pool for you.
REF#10834 ... \$169,900



Locey Creek Rd. Middlebury
MOTIVATED SELLERS!!!! Beautifully remodeled home with 3 beds, 2 baths on 2 acres. Large barn and a huge back yard. Open floor plan downstairs with lots of space.
REF#11028 ... \$174,900



Tower Hill Rd. Millerton
Awesome country setting! A great home on 24+ acres where wildlife abounds. Mostly wooded its a great place to relax or hunt. There are 2 bedrooms, 1 bath and 2 forms of heat!
REF#10728 ... \$180,000

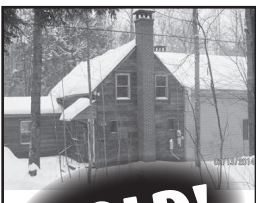


Route 6. Mansfield
3 bedroom, split level home on 10 acres with 2 decks, privacy, sun room, gas fireplace, and a 2 story barn offers. Don't pass by, make an appointment today!
REF#10942 ... \$274,900

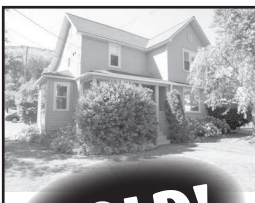


Indian Springs Lane. Middlebury
Beautiful home offering privacy and seclusion at the base of "Niles Hollow". Over 4 acres bordering a small stream with no close neighbors and just a short walk to State forest!
REF#10846 ... \$327,500

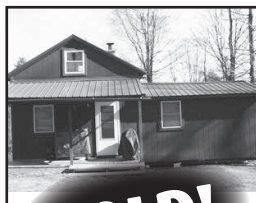
These Properties Are In The "Howard Hanna Just Sold Mine" Gallery – YOURS COULD BE NEXT!



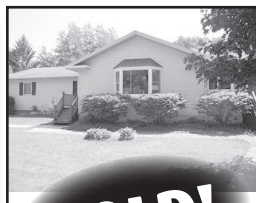
SOLD!
Tokarz Rd., Wellsboro



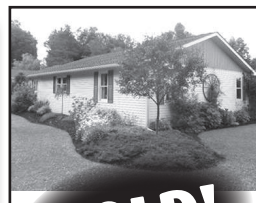
SOLD!
Sherman St., Galeton



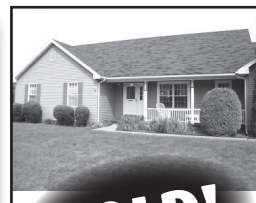
SOLD!
Rocking Rock Rd., Galeton



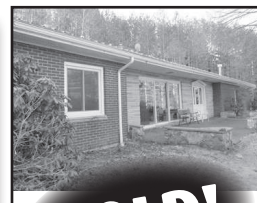
SOLD!
Cherry Springs Rd., Coudersport



SOLD!
Vader Hill Rd., Coudersport



SOLD!
Hills Creek Rd., Wellsboro



SOLD!
Bailey Creek Rd., Millerton

11564 Route 6
Wellsboro, PA 16901
570.723.1600
Licensed in PA & NY

Howard
Hanna

www.wellsboro.howardhanna.com

Realty Pioneers

