

**MLS #: C162048A (Active) List Price: \$750,000 (26 Hits)****213 Missouri St. Franklin, PA 16323**

**Type:** Retail Building  
**# Levels:** 1.0  
**SqFt-Total:** 20,775  
**ANSI:** No  
**Building Size:** 183'x149'  
**Total Baths:** 2  
**Year Built:** 1921  
**Loading Docks:** 0  
**O/H Doors:** 1  
**Lease:** No  
**Real Estate Included:** Yes  
**# Parking:** 20.00  
**Parking Available:** On Premises

**County:** Venango  
**School:** Franklin  
**Apx Lot Size:** .68  
**Lot SqFt:** 0  
**Apx Acres:** 0.68  
**Zoning:** Commercial  
**Tax Location:** Franklin  
**Tax Map #:** 10,340.-036A.-000  
**Taxes:** 5706.45  
**Tax Year:** 2025  
**Assessment:** 150,380

**Legal:****Additional Tax Number:****Deed/ Inst:** 2024/1945**Restrictive Covenants:** Unknown**Clean and Green:** No**Road Front Ft:** 150'**Other Buildings:** Yes**OGMT:** Unknown**Electric Company:** Penelec**Electric \$:** \$0.00**Telecomm to Building:****Heat \$:** 0**Natural Gas Company:** National Fuel**Sewer Company:** City of Franklin**Water Company:** City of Franklin**Features:** Electric-Circuit Break-200 Amp**Excluded Items:**

**Construction:** Wood Frame  
**Exterior:** Vinyl Siding  
**Roof:** Composition  
**Roof Age:** Unknown  
**Fuel:** Gas

**Heat:** Forced Air  
**Cooling:** Other  
**Water:** Public  
**Sewer:** Public Sewer

**Owner:** Cowles Enterprises LLC**Additional Owner 2:** Tracy Cowles**Owner Address:****Additional Owner:****Additional Owner 3:****Ownership:****Listing Type:** ERS**Listing Conditions:** Not Applicable**Agent Owned:** No**Reference #:****Lock Box:****Occupancy:** Occupied**Possession Date:****Showing Instructions:** Schedule through Navica, 24 hour notice. After business hours preferred.**Directions:** From VCCH Take Liberty St. right onto 13th St. left on Grant St. right onto Missouri St.

**Public Remarks:** This full-service turn-key floral shop and greenhouse has operated for over 103 years. The property recently went through an extensive renovation project in 2024-2025. Suring up the foundation, complete remodel of the show room-storefront, florist work area, a new handicap ramp and accessible bathroom a 12 x 12 cooler, updated electric and the outdoor shrubbery area was completely redone. 2 fruit and vegetable stand locations were added as well as a new POS system. A complete list of upgrades is available upon request.

**Private Remarks:****Display on Internet:** Yes**Display Address:** Yes**Allow AVM:** No**Allow Comments:** No**Original List Price:** \$0**List Date:** 8/26/2025**Expire Date:** 8/26/2026**Days on Market:** 78**Listing Office:** 1st Rate Realty, LLC (#:11)**Main:** (814) 432-2900**Fax:** (814) 432-2901**Office Corporate License:** RB067707**Listing Agent:** Allen Sharrer (#:4)**Contact #:** (814) 673-8466**Agent Email:** [allen@1straterealty.com](mailto:allen@1straterealty.com)**License Number:** RB067707

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