

MLS #: C160959A (Active) List Price: \$389,000 (31 Hits)

1244 Buffalo St. Franklin, PA 16323



**Type:** Warehouse/Distribution Building  
**# Levels:** 2.0  
**SqFt-Total:** 8,750  
**ANSI:** No  
**Building Size:** 50 x 150  
**Total Baths:** 3  
**Year Built:** 1916  
**Loading Docks:** 0  
**O/H Doors:** 0  
**Lease:** No  
**Real Estate Included:** Yes  
**# Parking:** 35.00  
**Parking Available:** On Premises

**County:** Venango  
**School:** Franklin  
**Apx Lot Size:** 53 x 150 & 83 x 150  
**Lot SqFt:** 0  
**Apx Acres:** 0.47  
**Zoning:** CBD  
**Tax Location:** Franklin  
**Tax Map #:** 10,213.-010..-000  
**Taxes:** 5120.00  
**Tax Year:** 2024  
**Assessment:** 144450

Legal: Additional Tax Number: 10,213.-013..-000

Deed/ Inst: 2016/3731 Restrictive Covenants: Unknown

Clean and Green: No Road Front Ft: 136' Other Buildings:

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: Cable TV Available, Electric-Circuit Break-100 Amp, Natural Gas

Excluded Items:

**Construction:** Wood Frame **Heat:** Forced Air  
**Exterior:** Brick **Cooling:** Central  
**Roof:** Composition **Water:** Public  
**Roof Age:** Unknown **Sewer:** Public Sewer  
**Fuel:** Gas

Owner: Ryan W. Rudegear Additional Owner:

Additional Owner 2: Jessica J. Rudegear Additional Owner 3:

Owner Address: Ownership:

Listing Type: ERS Listing Conditions: Real Estate Owned Agent Owned: No

Reference #:

Lock Box: No Occupancy: Occupied Possession Date:

Showing Instructions: Schedule through Navica 24 hour notice please

Directions: From VCCH take Liberty St. left on 12th St. right on Buffalo St. Subject on right.

**Public Remarks:** This property, situated in downtown Franklin, offers Endless potential. Presently, it accommodates an eight-lane bowling alley complete with a digital scoring system and a spacious entertainment area, equipment included and a currently rented apartment for additional income in addition there's a large parking lot with room for 35 + vehicles. With over 8,000 square feet of space, let your imagination and business plan transform this venue into your own.

**Private Remarks:**

Display on Internet: Yes Display Address: Yes Allow AVM: No Allow Comments: No

Original List Price: \$389,000 List Date: 11/5/2024 Expire Date: 11/5/2025 Days on Market: 29

Listing Office: 1st Rate Realty, LLC (#:11) Listing Agent: Allen Sharrer (#:4)  
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