



FOR SALE

COMMERCIAL \$800,000



277 EAST MAIN STREET, EAST BROOKFIELD, MA 01515

Massive Redevelopment Opportunity in a High-Visibility Location! Over 123,000 sqft on nearly 6 acres, perfectly poised for investors, developers, or visionaries ready to reimagine this expansive commercial/industrial complex. Features include a few drive-up bays, loading docks, steam heat, multiple restrooms, an interior ramp, fire exits, conveyor belt, & compactor, plus a mix of warehouse, office, & open space with multiple entrances and 20+ parking spots. Two large Quonset huts, ideal for storage, production, or processing. Fronts the Sevenmile River, directly across from Lake Lashaway, offering prime waterfront exposure, great for dockside or river view redevelopment. Zoned Commercial, With mixed-use. Proximity to a rail line adds logistics or distribution potential. Fenced sections. Sold as-is.



123,510 SF



5.75 ACRES

PATRICIA MURRAY
AGENT PARTNER



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