

WARE, MASSACHUSETTS DEVELOPMENT OPPORTUNITIES

UPDATED JANUARY 2026

6 EAST MAIN ST. WARE MA (57-0-112)

DETAILS:

- 1.53 ACRE, 88,636 SQ. FT. BUILDING, WITH POTENTIAL FOR MIXED USE
- ZONE CODE: MILLYARD (MY)
- LIST PRICE: \$500,000
- CONTACT LISTING AGENT: SCOTT FONTAINE, (413) 310-0715, SCOTTFONTAINE0916@GMAIL.COM



29 EAST MAIN ST WARE MA (57-0-94)

- DETAILS:
- 0.098 ACRE, 5,498 SQ. FT. BUILDING, WITH POTENTIAL FOR MIXED USE
- ZONE CODE: DOWNTOWN COMMERCIAL (DTC)
- LIST PRICE : UNAVAILABLE
- CONTACT LISTING AGENT/OWNER: EDWARD PORZUCZEK, (413) 967-7845



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123 MAIN ST WARE MA (60-0-138)

DETAILS:

- 0.23 ACRE, 15,840 SQ. FT. BUILDING WITH POTENTIAL FOR MIXED USE
- LIST PRICE: \$699,900
- ZONE CODE: DOWNTOWN COMMERCIAL (DTC)
- CONTACT LISTING AGENT: REBECCA HUANG, EAST WEST REAL ESTATE, (617) 888-0018



35 WEST ST WARE MA (56-0-35)

DETAILS:

- 0.30 ACRE, 8,695 SQ. FT. BUILDING
- LIST PRICE: \$325,000
- ZONE CODE: HIGHWAY COMMERCIAL (HC)
- CONTACT LISTING AGENT: PABLO SANTIAGO, (774) 535-7395, PABLODSANTIAGO@YAHOO.COM



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60 SOUTH ST. (57-0-32)

DETAILS:

- 4.00 ACRES, APPROX. 29,494 SQ. FT. BUILDING, FORMER SCHOOL WITH 60 SPACE PARKING LOT FOR SALE OR LEASE
- ZONE CODE: SUBURBAN RESIDENTIAL (SR)
- FOR SALE LISTING PRICE: \$699,000
- CONTACT LISTING AGENT: COLEBROOK REALTY SERVICES, (413) 781-0066



193 WEST ST. (52-0-69)

DETAILS:

- DEVELOPABLE COMMERCIAL LAND
- ZONE CODE: HIGHWAY COMMERCIAL (HC))
- LISTING PRICE: N/A
- CONTACT LISTING AGENT: HARRIS HOLDINGS, INC., (413) 626-6792, 311MICHAEL@GMAIL.COM



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44 EAST MAIN ST.

DETAILS:

- VARIETY OF MANUFACTURING, OFFICE, STUDIO AND STORAGE SPACE AVAILABLE AT THE STONE MILL MARKETPLACE
- CONTACT: (413) 807-0889,
MINGLE@STONEMILL-MARKETPLACE.COM



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