



Details on the property located at
184 W Main Street, Dudley, MA 01571

List Price:
\$599,900

Steven Pizzarella

RE/MAX Partners

164 Harding St.
Worcester, MA 01604
774-275-1229

steve@pizzarellaproperties.com



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MLS # 73565717 - New
Commercial/Industrial - Commercial

**184 W Main Street
Dudley, MA 01571
Worcester County**

List Price: **\$599,900**

Directions: **Please use GPS guidance**

Prime commercial opportunity at 184 West Main Street in Dudley. Positioned along one of the area's main commercial corridors, this highly visible property benefits from strong daily traffic, convenient access, and excellent exposure for a growing business. The building offers flexibility for a variety of potential uses, including retail, professional offices, fitness or recreation, personal services, specialty shops, food-related concepts, and other commercial businesses, subject to town approval. The property is currently home to an established golf simulator company, creating a unique opportunity to purchase the real estate alone or potentially acquire the existing business and step into a turnkey operation. This added option makes the property attractive to both owner-users and investors. Dudley offers a strong local customer base, easy access to Webster, Oxford, Southbridge, and nearby Connecticut communities, and a business-friendly location near major routes and everyday amenities. Whether you are looking to operate your own business, expand an existing company, or acquire a property with an established recreational concept, 184 West Main Street offers visibility, flexibility, and tremendous potential.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	0	0	Land: \$97,600	Space Available For: For Sale
Office:	0	0	Bldg: \$235,700	Lease Type:
Retail:	2	4,800	Total: \$333,300	Lease Price Includes:
Warehouse:	0	0	# Buildings: 1	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 1	Sublet: No
Total:	2	4,800	# Units: 2	21E on File: No

Disclosures: **Buyer & buyers broker to do own due diligence. Was used as 3 units at one point. Seller would be interested in selling the Golf Simulator business as well.**

Drive in Doors:	Expandable: Unknown	Gross Annual Inc:
Loading Docks:	Dividable: Unknown	Gross Annual Exp:
Ceiling Height:	Elevator: No	Net Operating Inc:
# Restrooms: 3	Sprinklers: No	Special Financing:
Hndcp Accessibl: Yes	Railroad siding: No	Assc: No Assoc Fee:

Lot Size: 19,269 Sq. Ft.	Frontage: 150	Traffic Count: 15000
Acres: 0.44	Depth:	Lien & Encumb: Unknown
Survey: Unknown	Subdivide:	Undrgrnd Tank: Unknown
Plat Plan:	Parking Spaces: 35	Easements: No
Lender Owned: No	Short Sale w/Lndr.App Req: No	

Features

Construction: **Aluminum**
Location: **Downtown, Strip, Highway Access**
Parking Features: **21+ Spaces, Paved Driveway, On Site**
Roof Material: **Asphalt/Composition Shingles**
Site Condition: **Level**
Utilities: **Natural Gas**

Other Property Info

Disclosure Declaration: **No**
Exclusions:
Year Established: **1979**
Year Established Source: **Public Record**

Tax Information

Pin #: **2918**
Assessed: **\$333,300**
Tax: **\$3,353** Tax Year: **2026**
Book: **47510** Page: **52**
Cert:
Zoning Code: **B15**
Zoning Desc: **Legal Non-Conforming**
Map: **0120** Block: **0000** Lot: **077000**

Office/Agent Information

Listing Office: **RE/MAX Partners**  (508) 635-1600
Listing Agent: **Steven Pizzarella**  (774) 275-1229
Team Member(s):

Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Call List Agent**
Showing: Buyer's Broker: **Call List Agent**
Showing: Facilitator: **Call List Agent**
Special Showing Instructions: **Call Steve @ (774) 275-1229.**

Firm Remarks

Buyer & buyers broker to do own due diligence. Was used as 3 units at one point. Seller would be interested in selling the Golf Simulator business as well.

Market Information

Listing Date: 8/19/2026	Listing Market Time: MLS# has been on for 0 day(s)
Days on Market: Property has been on the market for a total of 0 day(s)	Office Market Time: Office has listed this property for 0 day(s)
Expiration Date: 2/18/2027	Cash Paid for Upgrades:
Original Price: \$599,900	Seller Concessions at Closing:
Off Market Date:	
Sale Date:	

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Market History for 184 W Main Street, Dudley, MA 01571

MLS #	Date			DOM	DTO	Price
73565717	8/19/2026	Listed for	\$599,900	Steven Pizzarella	0	\$599,900
Market History for RE/MAX Partners (AN8069)				0		
Market History for this property				0		

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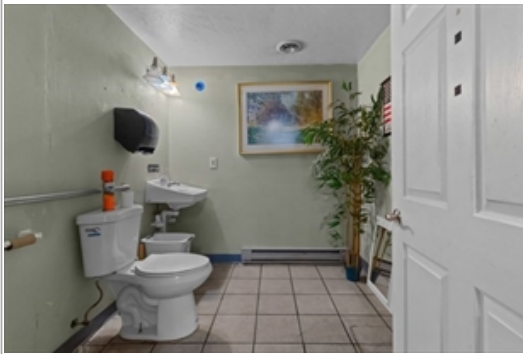
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