

**MLS # 73399673 - Active**  
**Multi Family - 4 Family - 4 Units Up/Down**



**294 E Main St**  
**East Brookfield, MA 01515-1623**  
**Worcester County**  
Color: **green**  
Total Floors: **2**  
Total Units: **4**  
Total Rent: **\$2,525**  
Grade School:  
Middle School:  
High School:  
Approx. Acres: **0.11 (4,600 SqFt)**  
Directions: **Route 9 center of town.**

List Price: **\$619,000**

Total Rooms: **14**  
Total Bedrooms: **4**  
Total Bathrooms: **3f 1h**  
Total Fireplaces: **0**

Approx. Street Frontage:

**NEW SEPTIC TO BE INSTALLED! Prime income-producing waterfront asset on Lake Lashaway. Features three residential units—two 1-bedrooms and one 2-bedroom—plus a flexible commercial space ideal for retail, office, or café. All units are currently rented below market, offering significant upside for increased cash flow. Lease all for maximum return or occupy one and offset expenses. Located on a full-recreational lake with high year-round demand. Strong rental history, flexible zoning, and attractive waterfront setting make this a strategic opportunity. Septic design on file and approved by the town.**

**Property Information**

Approx. Living Area Total: **3,534 SqFt** Living Area Includes Below-Grade SqFt: **No** Living Area Source: **Public Record**  
Approx. Above Grade: **3,534 SqFt** Approx. Below Grade:  
Living Area Disclosures: **All measurements are approximate, buyer agent/buyer to verify to their satisfaction.**

Heat/Cool Zones: Heat/Cool Zones:  
Parking Spaces: **2 Off-Street, Unpaved Driveway** Garage Spaces: **1**  
Disclosures: **Title V failed new septic to be installed by seller. Septic design limits 2 occupants per unit. Septic design is approved by BOH. Restaurant plans to vacate. Buyer/agent must verify any intended change in commercial space use to their satisfaction**

**Annual Expenses**

Heating: Repair & Maintenance: Management: Gross Income: **\$30,300**  
Gas: Trash Removal: Miscellaneous: Gross Expenses:  
Electricity: Sewer: Ann. Prop. Oper. Data: **No** Net Income: **\$30,300**  
Water: Insurance: Annual Expense Source:

**Unit Descriptions**

**Unit #1**  
Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **1,000** Lease: **No**  
Rooms: **Living Room, Kitchen**  
Appliances: **Range, Refrigerator**  
Interior Features: **Pantry, Wall to Wall Carpet, Internet Available - Unknown**  
Heating: **Forced Air, Gas**

**Unit #2**  
Rooms: **3** Bedrooms: **1** Bathrooms: **1f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **750** Lease: **No**  
Rooms: **Kitchen, Living RM/Dining RM Combo**  
Appliances: **Range, Refrigerator**  
Interior Features: **Wall to Wall Carpet**  
Heating: **Forced Air, Gas**

**Unit #3**  
Rooms: **4** Bedrooms: **2** Bathrooms: **2f 0h** Fireplaces: **0** Levels: **1** Floor: **2** Rent: **775** Lease: **No**  
Rooms: **Living Room, Living RM/Dining RM Combo**  
Appliances: **Range, Refrigerator**  
Interior Features: **Wall to Wall Carpet**  
Heating: **Forced Air, Gas**

**Unit #4**  
Rooms: **2** Bedrooms: **0** Bathrooms: **0f 1h** Fireplaces: **0** Levels: **1** Floor: **1** Rent: **0** Lease: **No**  
Rooms: **Dining Room, Kitchen, Other (See Remarks)**

**Features**

Area Amenities: **Public Transportation, Walk/Jog Trails, Highway Access, Public School**  
Basement: **Yes Interior Access, Concrete Floor, Exterior Access**  
Beach: **Yes Lake/Pond**  
Beach - Miles to: **1/2 to 1 Mile**  
Electric: **Circuit Breakers, 100 Amps, Individually Metered**  
Exterior: **Shingles, Wood**  
Exterior Features: **Deck**  
Flooring: **Wall to Wall Carpet, Varies Per Unit**  
Foundation Size:  
Foundation Description: **Fieldstone, Brick**  
Hot Water: **Natural Gas**  
Lot Description: **Gentle Slope, Scenic View(s)**  
Road Type: **Public, Paved, Publicly Maint., Sidewalk**  
Roof Material: **Asphalt/Fiberglass Shingles**  
Sewer Utilities: **Private Sewerage - Title 5: Failed**  
Utility Connections: **for Gas Range**  
Water Utilities: **City/Town Water**  
Waterfront: **Yes Lake**  
Water View: **Yes Lake**

**Other Property Info**

Adult Community: **No**  
Disclosure Declaration: **Yes**  
Exclusions: **Tenants belongings. Some photos, hutches in the restaurant. Coffee maker and shake maker.**  
Facing Direction: **South**  
Lead Paint: **Unknown**  
UFFI: Warranty Features: **No**  
Year Built: **1900** Source: **Public Record**  
Year Built Description: **Approximate**  
Year Round: **Yes**  
Short Sale w/Lndr. App. Req: **No**  
Lender Owned: **No**

**Tax Information**

Pin #: **M:0042 B:0130 L:00360**  
Assessed: **\$383,800**  
Tax: **\$3,190** Tax Year: **2025**  
Book: **7150** Page: **153**  
Cert:  
Zoning Code: **C**  
Map: **42** Block: **130** Lot: **360**

**Office/Agent Information**

**Office:** Houseworks Realty (508) 867-0903  
**Agent:** Cliff Leinonen & Cindy Leinonen Team (508) 867-0903  
**Team Member(s):** Cindy Leinonen (508) 450-4496

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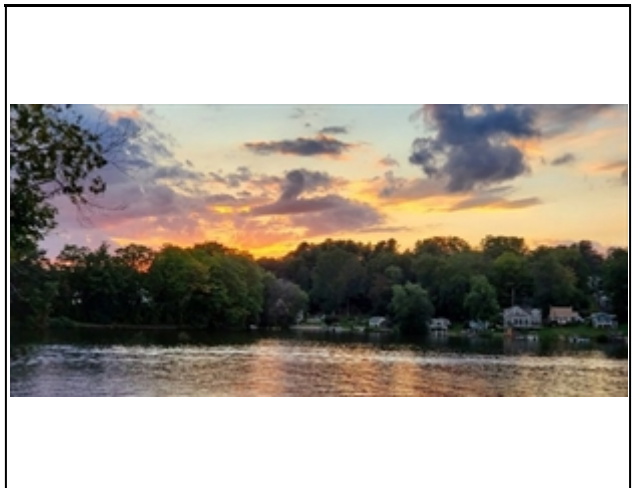
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List Price: \$619,000



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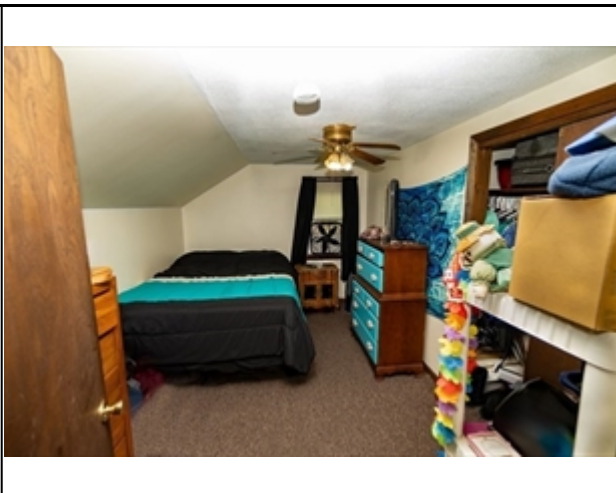
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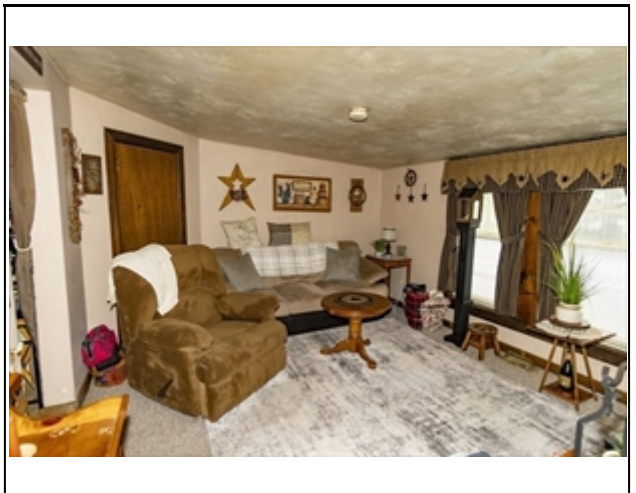
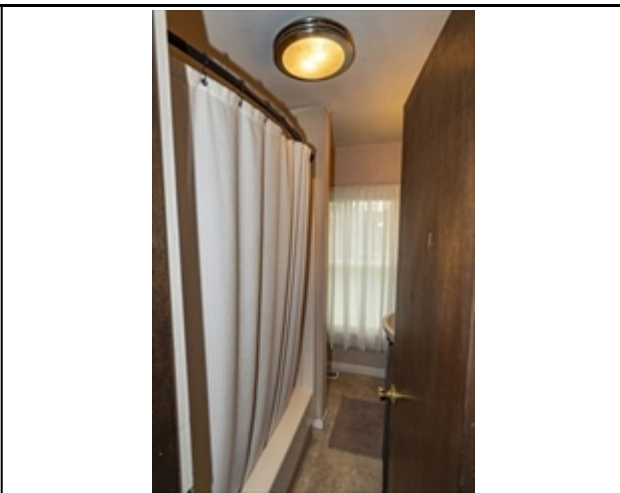
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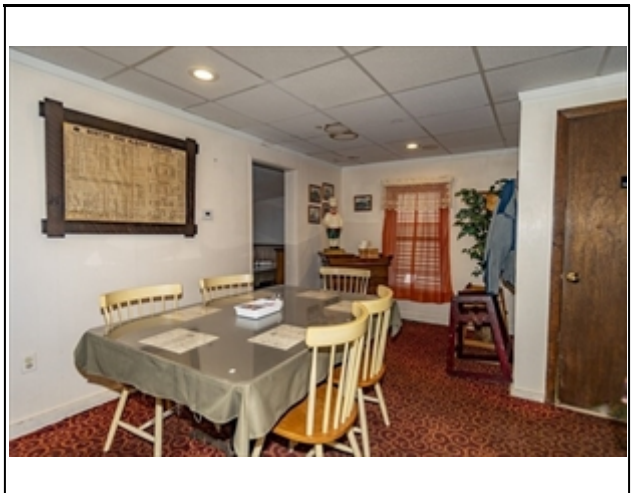
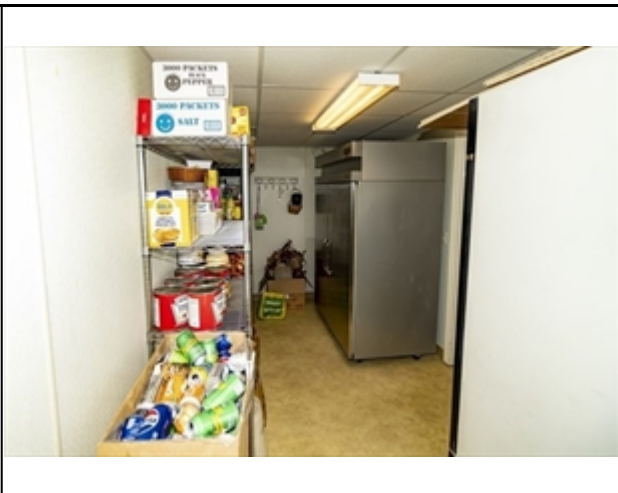
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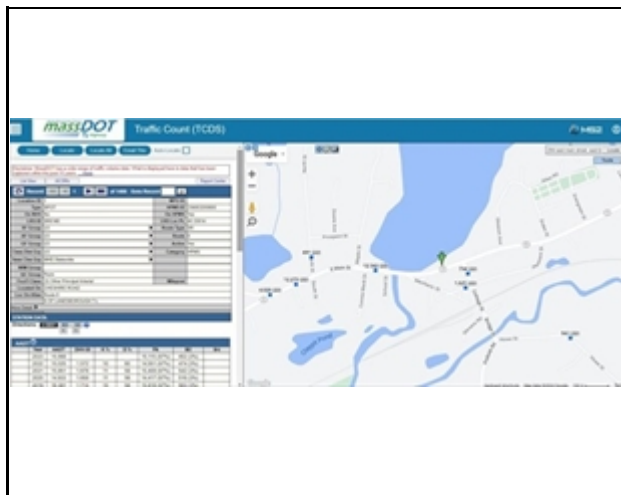
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