

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



294 E Main St  
East Brookfield, MA 01515-1623  
Worcester County

List Price: \$619,000

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.

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  
Approx. Above Grade: 3,534 SqFt  
Living Area Disclosures: All measurements are approximate, buyer agent/buyer to verify to their satisfaction.

Heat/Cool Units: 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		Unit #2		Unit #3		Unit #4	
Rooms: 3	Bedrooms: 1	Rooms: 3	Bedrooms: 1	Rooms: 4	Bedrooms: 2	Rooms: 2	Bedrooms: 0
Rooms: Living Room, Kitchen		Rooms: Kitchen, Living RM/Dining RM Combo		Rooms: Living Room, Living RM/Dining RM Combo		Rooms: Dining Room, Kitchen, Other (See Remarks)	
Appliances: Range, Refrigerator		Appliances: Range, Refrigerator		Appliances: Range, Refrigerator			
Interior Features: Pantry, Wall to Wall Carpet, Internet Available - Unknown		Interior Features: Wall to Wall Carpet		Interior Features: Wall to Wall Carpet			
Heating: Forced Air, Gas		Heating: Forced Air, Gas		Heating: Forced Air, Gas			
Rooms: 2	Bedrooms: 0	Rooms: 2	Bedrooms: 0	Rooms: 2	Bedrooms: 1	Rooms: 1	Bedrooms: 1
Rooms: Dining Room, Kitchen, Other (See Remarks)		Rooms: Kitchen, Living RM/Dining RM Combo		Rooms: Living Room, Living RM/Dining RM Combo		Rooms: Dining Room, Kitchen, Other (See Remarks)	
Appliances: Range, Refrigerator		Appliances: Range, Refrigerator		Appliances: Range, Refrigerator			
Interior Features: Wall to Wall Carpet		Interior Features: Wall to Wall Carpet		Interior Features: Wall to Wall Carpet			
Heating: Forced Air, Gas		Heating: Forced Air, Gas		Heating: Forced Air, Gas			

#### 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

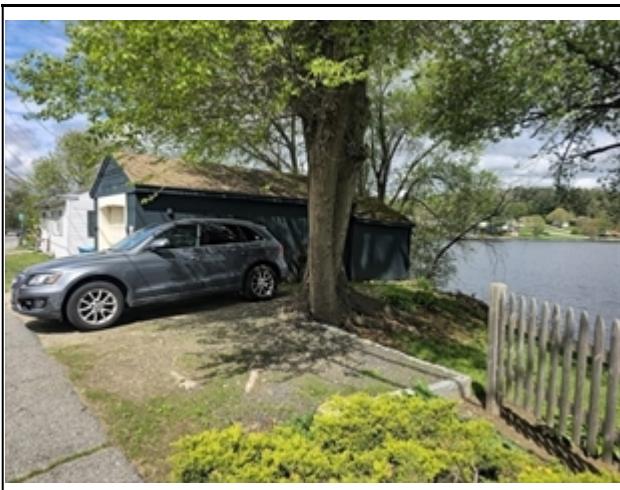
#### Office/Agent Information

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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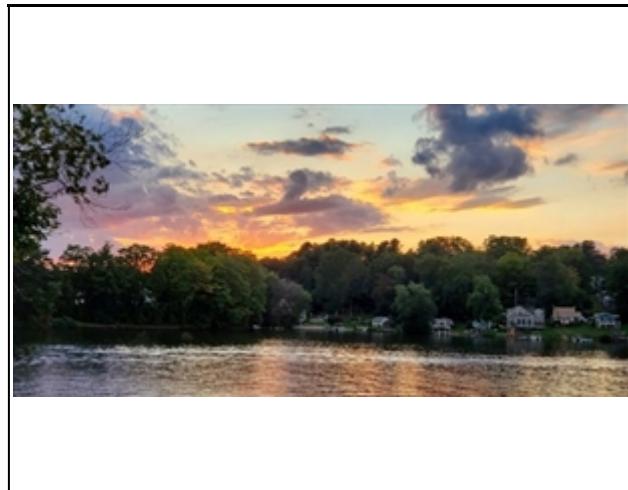
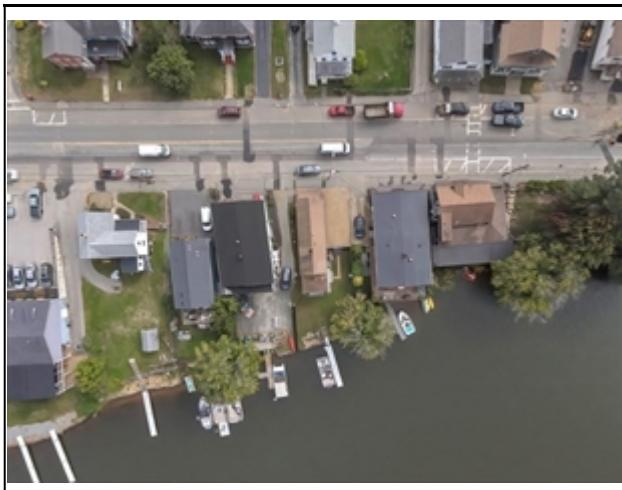
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