



MLS # 73503543 - New
Commercial/Industrial - Commercial

181 E Main St
Orange, MA 01364-1236
Franklin County
Directions: [google maps](#)

List Price: **\$799,999**

Exceptional Commercial Investment Opportunity! Be the first to own this lucrative commercial property featuring two independent buildings on one lot, offering a combined total of 6,034 square feet. The property includes separate utilities, 3-phase power, two common area bathrooms, and ample on-site parking. Zoned for commercial and retail use, the property consists of six units plus two to three garage bays, allowing for a wide range of business opportunities. A special cannabis retail permit is deeded with the property, adding significant value and flexibility for future use. Generate immediate income with the included, fully operational laundromat, featuring both card and coin-operated washers and dryers. This versatile property has a proven track record of successful uses, including a tanning salon, used car dealership, vent cleaning business, and tow truck operation, making it ideal for investors or owner-occupants seeking strong income potential.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For: For Sale
Residential:	0	0	Land: \$79,300	Lease Type:
Office:	1	238	Bldg: \$332,000	Lease Price Includes: Not Applicable
Retail:	2	2,024	Total: \$411,300	Lease: No Exchange: No
Warehouse:	3	3,772	# Buildings: 2	Sublet: No
Manufacturing:	0	0	# Stories: 1	21E on File: No
Total:	6	6,034	# Units: 6	

Drive in Doors: 2	Expandable:	Gross Annual Inc:
Loading Docks: 0	Dividable: Unknown	Gross Annual Exp:
Ceiling Height: 0	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Unknown Assoc Fee:

Lot Size: 33,541 Sq. Ft.	Frontage: 0	Traffic Count:
Acres: 0.77	Depth: 0	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 30	Easements:
Lender Owned: Undisclosed	Short Sale w/Lndr.App.Req: No	

Features

Construction: **Brick, Frame**
Location: **Downtown, Public Transportation**
Parking Features: **21+ Spaces, Stone/Gravel, Paved Driveway**
Roof Material: **Shingle, Rubber**
Site Condition: **Dry, Level, Open**
Utilities: **Public Water, Public Sewer, Water Available, Sewer Available, Bottled Gas, Three Phase**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Personal items of tenants not included in the sale.**
Year Established: **1940**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0111 B:0000 L:00004**
Assessed: **\$411,300**
Tax: **\$6,766** Tax Year: **2025**
Book: **6960** Page: **213**
Cert: **000000013677**
Zoning Code: **A**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Office/Agent Information

Listing Office: **LAER Realty Partners** (978) 534-3100
Listing Agent: **Michele Mathieu** (617) 304-2770
Team Member(s):
Sale Office:
Sale Agent:
Listing Agreement Type: **Exclusive Right to Sell**
Entry Only: **No**
Showing: Sub-Agency: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required**
Showing: Buyer's Broker: **Schedule with ShowingTime or Call 888-627-2775, Accompanied Showings, Appointment Required**
Showing: Facilitator: **Schedule with ShowingTime, Accompanied Showings, Appointment Required**
Special Showing Instructions: **Accompanied and group showings by listing agent. Please schedule on showing time.**

Firm Remarks

Buyer responsible to confirm all measurements, zoning usage, and conduct their own due diligence. The 2nd 2,750 square foot building does not have 3 phase electrical. All info is accurate to the best of the Agents and Sellers Knowledge but is the buyers responsibility to verify everything including each units square footage.

Market Information

Listing Date: **4/17/2026**
Days on Market: Property has been on the market for a total of **2** day(s)
Expiration Date:
Original Price: **\$799,999**
Off Market Date:
Sale Date:
Listing Market Time: MLS# has been on for **2** day(s)
Office Market Time: Office has listed this property for **2** day(s)
Cash Paid for Upgrades:
Seller Concessions at Closing:

Market History for 181 E Main St, Orange, MA 01364-1236

MLS #	Date			DOM	DTO	Price
73503543	4/17/2026	Listed for	\$799,999	Michele Mathieu	2	\$799,999
Market History for LAER Realty Partners (AN1929)				2		
Market History for this property				2		

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

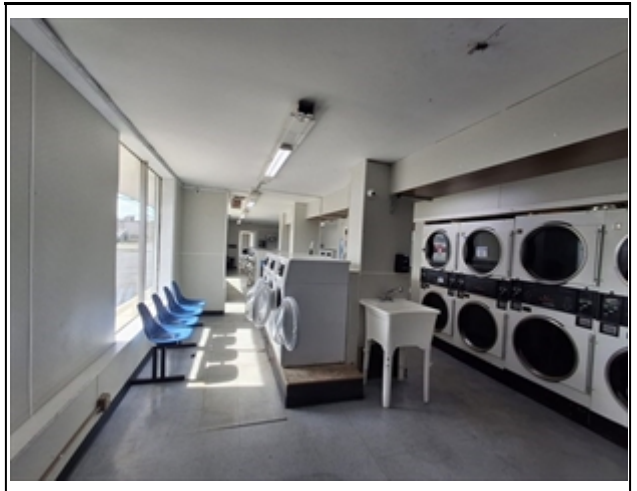
Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

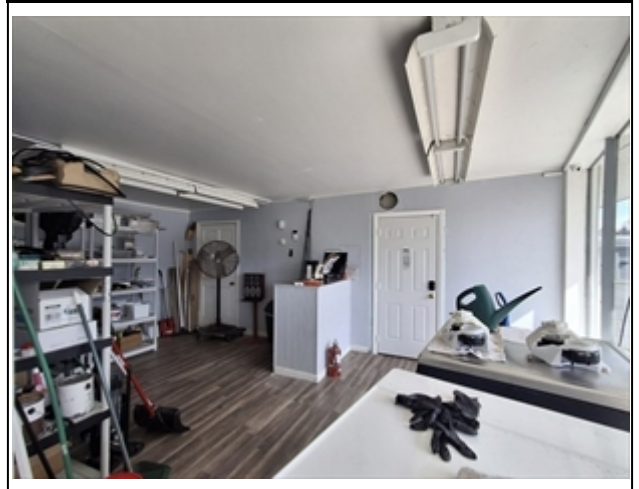
Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

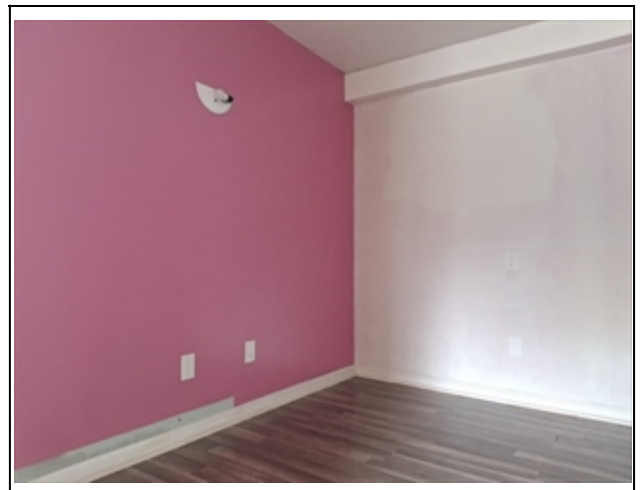
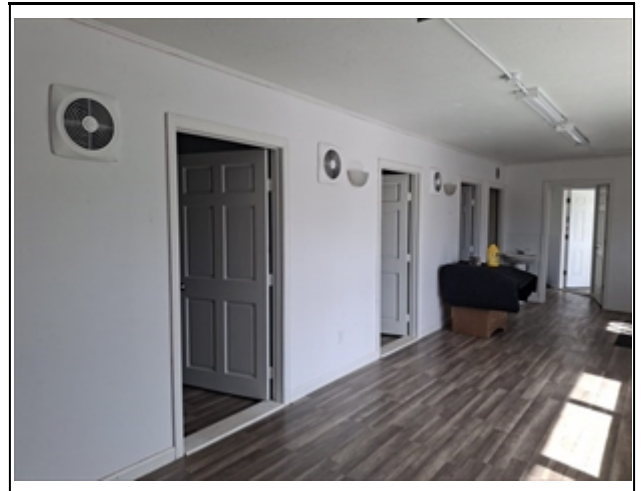
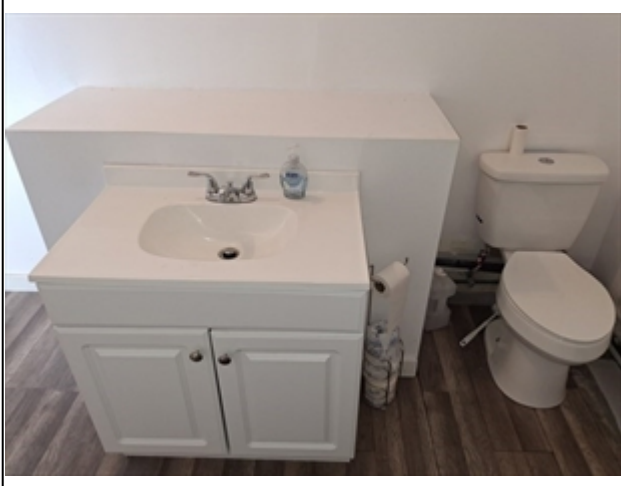
Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

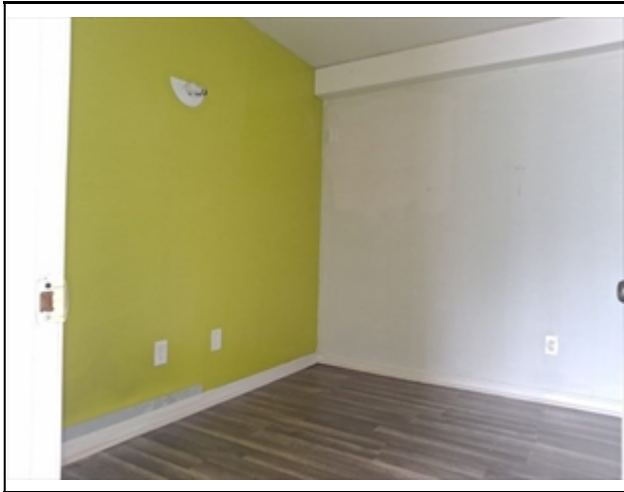
Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

Commercial - Commercial
List Price: \$799,999





MLS # 73503543 - New
Commercial/Industrial - Commercial

181 E Main St
Orange, MA 01364-1236
Franklin County
Directions: [google maps](#)

List Price: **\$799,999**

Exceptional Commercial Investment Opportunity! Be the first to own this lucrative commercial property featuring two independent buildings on one lot, offering a combined total of 6,034 square feet. The property includes separate utilities, 3-phase power, two common area bathrooms, and ample on-site parking. Zoned for commercial and retail use, the property consists of six units plus two to three garage bays, allowing for a wide range of business opportunities. A special cannabis retail permit is deeded with the property, adding significant value and flexibility for future use. Generate immediate income with the included, fully operational laundromat, featuring both card and coin-operated washers and dryers. This versatile property has a proven track record of successful uses, including a tanning salon, used car dealership, vent cleaning business, and tow truck operation, making it ideal for investors or owner-occupants seeking strong income potential.

Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	Space Available For:
Residential:	0	0	Land: \$79,300	For Sale
Office:	1	238	Bldg: \$332,000	Lease Type:
Retail:	2	2,024	Total: \$411,300	Lease Price Includes: Not Applicable
Warehouse:	3	3,772	# Buildings: 2	Lease: No Exchange: No
Manufacturing:	0	0	# Stories: 1	Sublet: No
Total:	6	6,034	# Units: 6	21E on File: No

Drive in Doors: 2	Expandable:	Gross Annual Inc:
Loading Docks: 0	Dividable: Unknown	Gross Annual Exp:
Ceiling Height: 0	Elevator: No	Net Operating Inc:
# Restrooms: 2	Sprinklers:	Special Financing:
Hndcp Accessibl:	Railroad siding:	Assc: Unknown Assoc Fee:

Lot Size: 33,541 Sq. Ft.	Frontage: 0	Traffic Count:
Acres: 0.77	Depth: 0	Lien & Encumb:
Survey:	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: 30	Easements:
Lender Owned: Undisclosed	Short Sale w/Lndr.App Req: No	

Features

Construction: **Brick, Frame**
Location: **Downtown, Public Transportation**
Parking Features: **21+ Spaces, Stone/Gravel, Paved Driveway**
Roof Material: **Shingle, Rubber**
Site Condition: **Dry, Level, Open**
Utilities: **Public Water, Public Sewer, Water Available, Sewer Available, Bottled Gas, Three Phase**

Other Property Info

Disclosure Declaration: **No**
Exclusions: **Personal items of tenants not included in the sale.**
Year Established: **1940**
Year Established Source: **Public Record**

Tax Information

Pin #: **M:0111 B:0000 L:00004**
Assessed: **\$411,300**
Tax: **\$6,766** Tax Year: **2025**
Book: **6960** Page: **213**
Cert: **000000013677**
Zoning Code: **A**
Zoning Desc: **Legal Conforming**
Map: Block: Lot:

Market History for 181 E Main St, Orange, MA 01364-1236

MLS #	Date		DOM	DTO	Price
73503543	4/17/2026	Listed for \$799,999	2		\$799,999
Market History for Office Id: AN1929			2		
Market History for this property			2		

The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

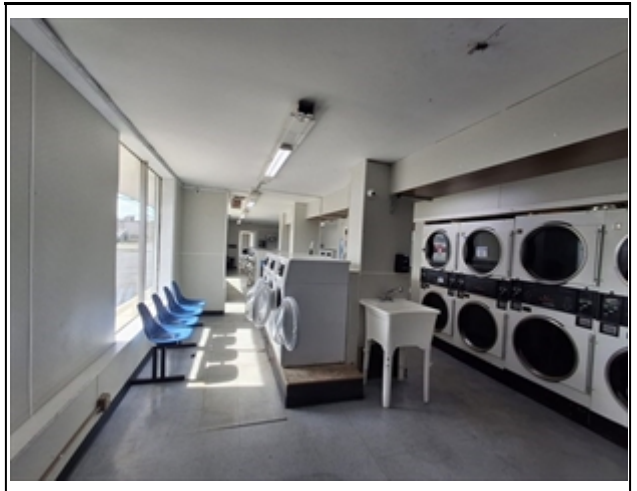
Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

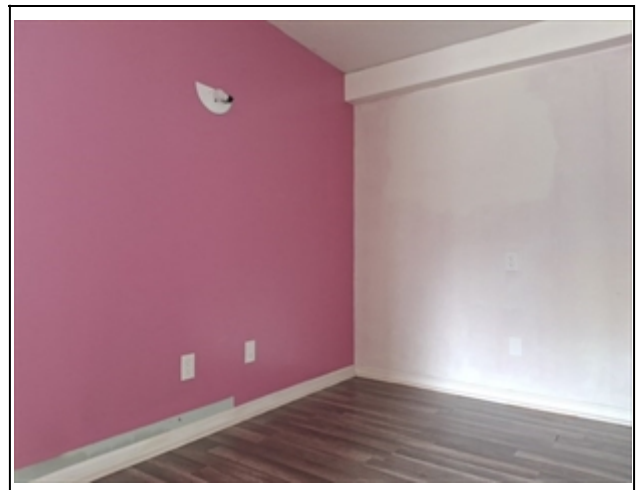
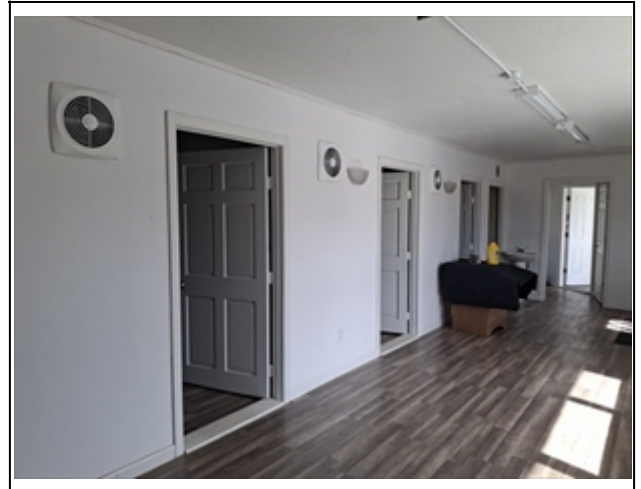
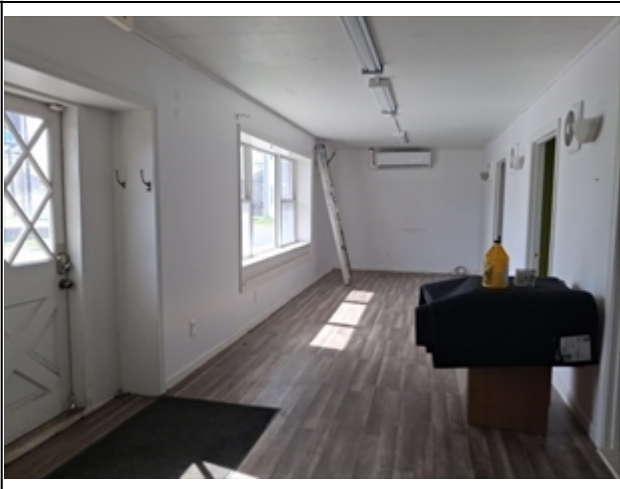
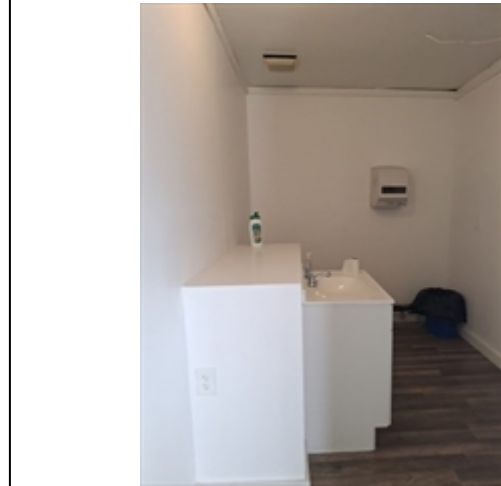
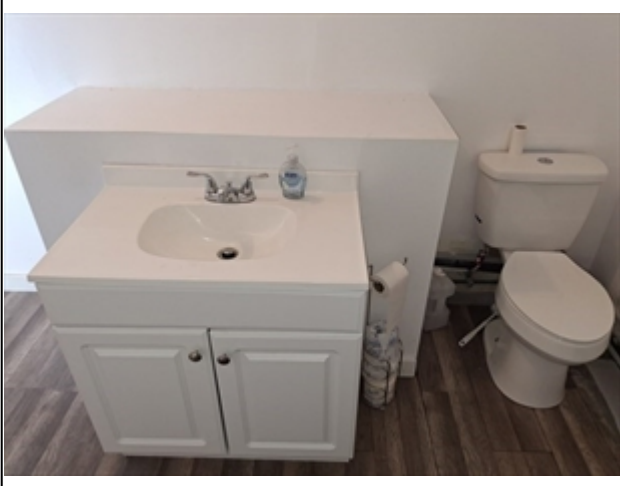
Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

Commercial - Commercial
List Price: \$799,999



The information in this listing was gathered from third-party sources including the seller and public records. MLS Property Information Network, Inc., and its subscribers disclaim any and all representations or warranties as to the accuracy of this information. Content ©2026 MLS Property Information Network, Inc.

MLS # 73503543 - New
181 E Main St, Orange, MA 01364-1236

Commercial - Commercial
List Price: \$799,999

