

Details on the property located at  
**62 Cheney St**  
**Orange, MA 01364**

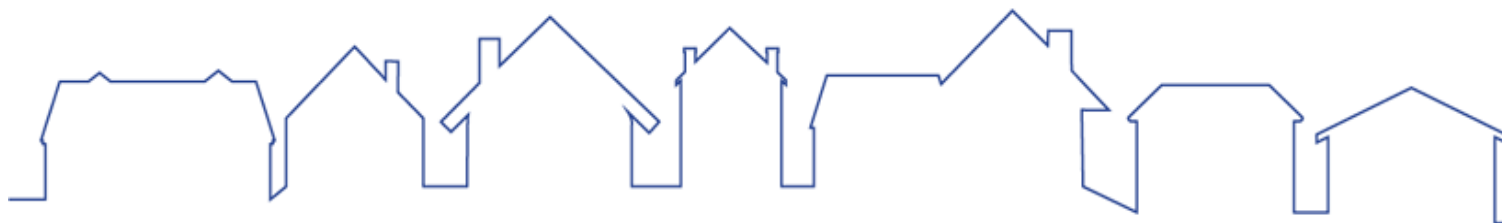
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**LIST PRICE: \$619,999**

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MLS # 73423987  
Commercial/Industrial - Mixed Use

Discover a rare opportunity to own a beautifully crafted historic church nestled in the heart of Orange Ma. Established in 1896, this stunning structure showcases timeless architectural details including original stained-glass windows, soaring vaulted ceilings, hardwood floors, and intricate woodwork throughout. It has large meeting spaces, offices, and many more amenities. The main sanctuary offers seating for large gatherings and is ideal for continued use as a house of worship or for creative redevelopment into a performance venue, community center, event space, or residential. Your imagination is your only limitation with this breathtaking building. Agents and buyers must do their due diligences for building usage



Joe Burge

**Cohn & Company**

117 Main Street  
Greenfield, MA 01301  
413-522-2106  
joe@cohnandcompany.com

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**MLS # 73423987 - New  
Commercial/Industrial - Mixed Use**

**62 Cheney St  
Orange, MA 01364-1937  
Franklin County**

List Price: **\$619,999**

Directions: **Route 2 take exit 67 on W. River St. take slight left onto W River Street take left onto Cheney St.**

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### Building & Property Information

	# Units	Square Ft:	Assessed Value(s)	
Residential:	<b>0</b>	<b>9,934</b>	Land: <b>\$88,300</b>	Space Available For: <b>For Sale</b>
Office:	<b>5</b>	<b>0</b>	Bldg: <b>\$619,100</b>	Lease Type: <b>Net Lease</b>
Retail:	<b>0</b>	<b>0</b>	Total: <b>\$707,400</b>	Lease Price Includes: <b>Building, Land</b>
Warehouse:	<b>0</b>	<b>0</b>		Lease: <b>Yes</b> Exchange: <b>No</b>
Manufacturing:	<b>0</b>	<b>0</b>	# Buildings: <b>1</b>	Sublet: <b>No</b>
			# Stories: <b>2</b>	21E on File: <b>No</b>
			# Units:	
Total:				
Disclosures: <b>One small flooring section going into basement needs repair. Please do not walk on it, it may be a Hazzard.</b>				

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

Lot Size: <b>46,610 Sq. Ft.</b>	Frontage:	Traffic Count:
Acres: <b>1.07</b>	Depth:	Lien & Encumb:
Survey: <b>No</b>	Subdivide:	Undrgrnd Tank:
Plat Plan:	Parking Spaces: <b>17</b>	Easements: <b>No</b>
Lender Owned: <b>No</b>	Short Sale w/Lndr.App.Reg: <b>No</b>	

### Features

Construction: **Stone/Concrete, Mason**  
Location: **Downtown, Historic, Neighborhood**  
Parking Features: **Paved Driveway**  
Roof Material: **Asphalt/Composition Shingles**  
Site Condition: **Dry, Level**  
Utilities: **Public Water, Public Sewer, 220 Volts**

### Other Property Info

Disclosure Declaration: **No**  
Exclusions:  
Year Established: **1896**  
Year Established Source: **Public Record**

### Tax Information

Pin #: **M:0110 B:0000 L:00139**  
Assessed: **\$707,400**  
Tax: **\$11,636.73** Tax Year: **2025**  
Book: **7318** Page: **91**  
Cert:  
Zoning Code: **A/RV**  
Zoning Desc: **Legal Conforming**  
Map: Block: Lot:

Market History for 62 Cheney St, Orange, MA 01364-1937

MLS #	Date		DOM	DTO	Price
73423987	9/2/2025	Listed for <b>\$619,999</b>	0		\$619,999
Market History for Office Id: E31301			0		
Market History for this property			0		

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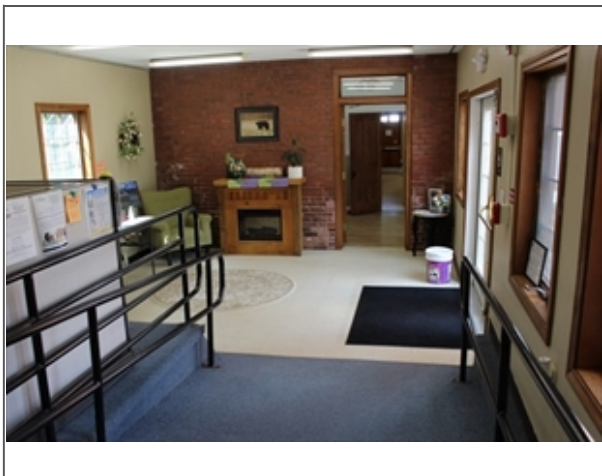


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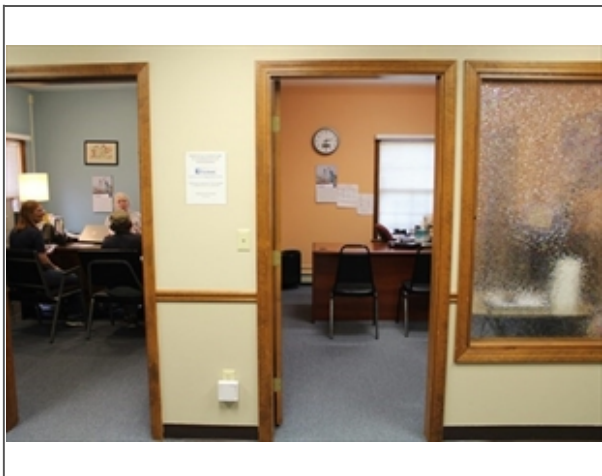
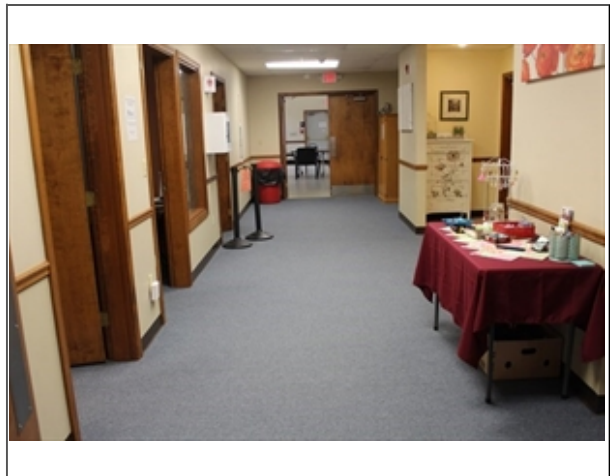
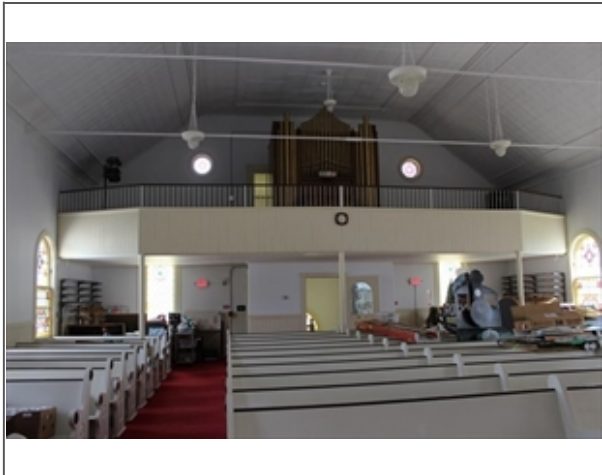
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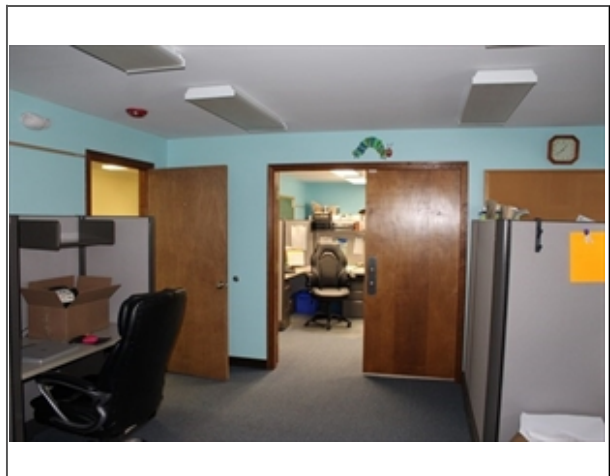
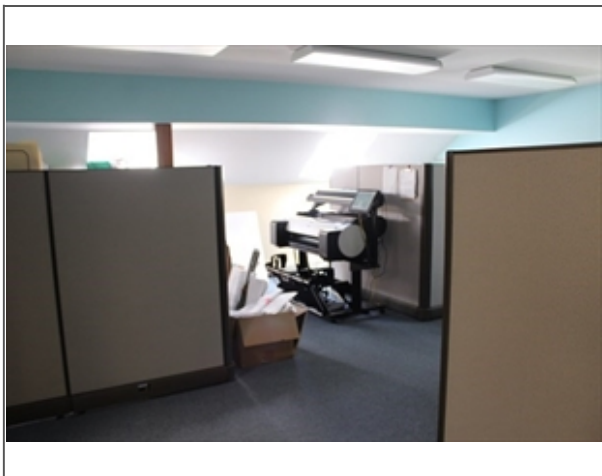
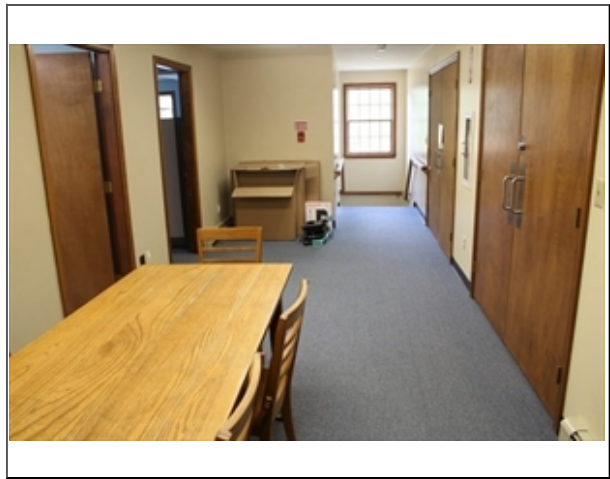
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