

REAL ESTATE AUCTION

7,704+/- SF RENOVATED 2-STORY INDUSTRIAL/OFFICE BUILDING

Large Heated Warehouse, 3 Bay Doors (2 Loading Docks/1 Drive-In), 10 Modern Office Suites, Full Kitchen, Conference Room & More Tremendous Potential – Ideal for a Wide Range of Business Usage

7 HART ST., WAKEFIELD, MA

Thursday, September 25 at 11am On-site

Preview: Friday, September 19 (11am-1pm)

MA Auc. Lic. #111













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DISCLAIMER

WAIVER & CONFIDENTIALITY AGREEMENT*

*You must sign & return in order to receive additional information

TRANSMITTAL LETTER TERMS & CONDITIONS BUYER'S PREMIUM SAMPLE P&S PROPERTY INFORMATION & PHOTOS LOCATION MAP



The following information is provided to you as a matter of convenience only, and no representation or warranty, expressed or implied, is made as to its accuracy or completeness.

Prospective purchasers of the auction property are responsible for conducting such due diligence of their own as they consider appropriate, prior to bidding at the auction sale.

All information contained within this Property
Information Packet was derived from reliable sources and
is believed to be correct, but is not guaranteed. Buyers
shall rely entirely on their own judgment and inspection.

Announcements from the Auction Block will take precedence over any previously printed material or any other oral statements made.

PLEASE COMPLETE, SIGN & DATE THIS DOCUMENT FAX TO 508-362-1073 (OR) EMAIL TO <u>AUCTIONS@JJMANNING.COM</u> WE WILL EMAIL YOU THE LINK TO THE PASSWORD PROTECTED PDF FILE IN RETURN

WAIVER & CONFIDENTIALITY AGREEMENT

BIDDER INFORMATION REQUEST - 7 HART ST., WAKEFIELD, MA

To receive a copy of the bidder related documents on file including: (Environmental Reports, Plans, etc.) for the property known as 7 Hart St., Wakefield, MA, you are **required** to return a completed and signed copy of this form to JJManning Auctioneers **prior to** the release of any materials to you.

In regard to the above property, Neil Madden, Trustee of 7 Hart Street Trust and	re providing to prospective purchaser:
(Full Name)	
(E-Mail Address)	
(Daytime Phone) (Co. Na	ime)
(Mailing Address)	
the documents for the property identified above for such information (if any) reports and/or related documents to contain.	as prospective purchaser deems the plans, environmental
Neil Madden, Trustee of 7 Hart Street Trust, JJManning Auctioneers and their whatsoever regarding the accuracy of these documents or the qualifications of without representation or warranty whatsoever as to its condition, occupancy	of the reporting firm(s). All the premises will be sold
You should conduct such further investigations as you see fit and consult wit	th your own attorney.
RELEASE AND WAIVER The undersigned has requested an e-mail copy of any confidential documents regarding the property marked above. The undersigned does hereby forever Street Trust, JJManning Auctioneers and its agents, employees and attorneys liabilities relating in any way to any reliance by the undersigned or any infor property or as to the accuracy of information contained therein. The undersigned or any information, JJManning Auctioneers and their agents, employees and attorneys have warranties whatsoever regarding the documents regarding the property, and a	release and discharge Neil Madden, Trustee of 7 Hart from any and all damages, claims, demands, actions, and mation contained in said documents regarding the gned agrees that Neil Madden, Trustee of 7 Hart Street e not made and do not make any representation or
(a) Neil Madden, Trustee of 7 Hart Street Trust, JJManning Auctioneers of WARRANTIES WHATSOEVER with respect to the information contained therein, either at the time it was prepared or at the present time; (b) The information contained in these documents shall remain confide (c) The information contained therein is being provided to you FOR IN BE RELIED UPON BY YOU IN ANY MATTER WHATSOEVER, including determining whether or not to submit a pre-auction offer or bid at the public Street Trust, JJManning Auctioneers or (ii) determining the amount of any substitution of the provided to the public street Trust, JJManning Auctioneers or (iii) determining the amount of any substitution of the provided to the public street Trust, JJManning Auctioneers or (iii) determining the amount of any substitution of the provided to the public street Trust, JJManning Auctioneers or (iii) determining the amount of any substitution of the provided to the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iii) determining the amount of the public street Trust, JJManning Auctioneers or (iiiiii) determining the amount of the public street Trust, JJManning	therein, or as to the accuracy of the information contained ntial and may not be disclosed by you to any other party; FORMATIONAL PURPOSES ONLY AND MAY NOT ng, without limitation, being used in connection with (i) auction to be conducted by Neil Madden, Trustee of 7 Hart
Signature Date	e







August 20, 2025

Dear Prospective Bidder:

JJManning Auctioneers is pleased to offer this 7,704+/- sf, 2-story renovated industrial / office building on .27 acre located at 7 Hart St., Wakefield, MA. The 1st floor consists of a large heated warehouse with 3 bay doors (2 loading docks & 1 drive-in) and (1) half bath with room for multiple vehicles. The 2nd floor has 10 modern office suites, full kitchen, conference room, waiting areas and 1.5 baths. Features include central air, alarm & intercom systems and internet service throughout. Many improvements have recently been done, including rubber roof, interior/exterior paint, central HVAC system, commercial grade floors, windows and much more. There's tremendous potential in this property – it's ideal for a wide range of business usage. Don't pass up this spectacular opportunity!

The owners have chosen auction, the accelerated method of marketing, for the sale of this property. Their decision allows you to set the market price for this meticulously renovated industrial/office building with your bid. You will buy the property at the lowest possible price by bidding one increment higher than the competition. What an opportunity!

As you know, the property is being sold "as is, with all faults", be sure to attend the Property Preview. There is a large amount of information in this Property Information Package (PIP), please review it carefully. The auction will be held on Thursday, September 25, 2025 at 11am on-site. Don't miss it! If you can't attend but wish to make an Absentee Bid, give us a call.

The sale is not contingent upon your ability to acquire mortgage financing. You are encouraged to pre-qualify yourself with a lender before the auction. This will help you to bid with confidence. Read the Sample Purchase & Sale Agreement in this package. You should consult your attorney with any questions regarding the Agreement. There can be no changes to the Agreement.

Don't forget to have the \$25,000 certified deposit check made out to yourself and bring it with you to the auction. You must show the check at registration in order to receive a Bidder Number. You must have a Bidder Number in order to bid at this open, outcry auction.

If you are interested in making a pre-auction offer for this property, it must be tendered on a signed JJManning approved Purchase & Sale Agreement and accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer. Please contact us at **auctions@jjmanning.com** or the phone number below for details.

Our experienced auction staff is available to answer your questions at 800-521-0111, at the open house and one hour before the auction. We welcome your calls. See you at the auction. Good luck with your bids!

Sincerely,

Justin J. Manning, CAI, AARE

President



REAL ESTATE AUCTION

7,704+/- SF RENOVATED INDUSTRIAL/OFFICE BLDG.

Large Heated Warehouse, 3 Bay Doors (2 Loading Docks/1 Drive-In), 10 Modern Office Suites, Full Kitchen, Conference Room & More Tremendous Potential – Ideal for a Wide Range of Business Usage

7 HART ST., WAKEFIELD, MA

Thursday, September 25 at 11am On-site

Preview: Friday, September 19 (11am-1pm)

MA Auc. Lic. #111

<u>Terms of Sale:</u> 10% deposit of which Twenty-Five Thousand Dollars (\$25,000.00) must be presented in certified or bank check. Remainder of the 10% deposit in wire transfer, certified or bank check by 4:00 p.m. ET on Friday, September 26, 2025. Balance in 30 days.

- <u>A.</u> Make the certified deposit check payable to yourself. If you are the successful bidder, you will endorse the check to JJManning Auctioneers, Escrow Agent.
- <u>B.</u> Closing will take place on or before Friday, October 24, 2025 (30 days from the auction) unless otherwise agreed upon by Seller, in writing.
- <u>C.</u> A Buyer's Premium of TEN PERCENT (10%) will be added to the high bid. Their sum will constitute the Total Purchase Price. See Buyer's Premium explanation elsewhere in this Bidder Information Package.
- $\underline{\mathbf{D}}$. The property is being sold "as is, with all faults". We encourage you to attend the Open House and thoroughly inspect the property. You must rely on your own inspection and judgment when bidding on this property.
- <u>E.</u> Auctioneer reserves the right to enter protective bids on behalf of Seller.
- <u>F.</u> Auctioneer reserves the right to disqualify any bidders at auctioneer's sole discretion. Should a dispute arise amongst any bidders, auctioneer's decision shall be final and binding.
- <u>G.</u> The property is <u>NOT</u> being sold with a financing contingency, so we recommend that you pre-qualify yourself with your lending institution before bidding at the auction sale. This will allow you to bid with confidence!
- <u>H.</u> Other terms, if any, to be announced at the auction sale.



There will be a Buyer's Premium of 10% added to the high bid. The total of the high bid plus the 10% Buyer's Premium shall constitute the Contract Sales Price.

EXAMPLE:

Bid Price: \$100,000.00

Add 10% Buyer's Premium: \$ 10,000.00

Contract sales price: \$110,000.00

The contract sales price represents the total due from the buyer and will be the amount entered on the *Purchase & Sale Agreement*.

AUCTION PURCHASE AND SALE AGREEMENT (MA Auctioneer Lic# 111)

This 25th day of September 2025

1. PARTIES AND MAILING ADDRESSES

Neil Madden of 7 Hart Street Trust hereinafter called the SELLER, agrees to SELL and

hereinafter called the BUYER or PURCHASER, agrees to BUY, upon the terms hereinafter set forth, the following described premises:

2. DESCRIPTION

The land with the buildings thereon known as 7 Hart St., Wakefield, MA.

3. BUILDINGS, STRUCTURES, IMPROVEMENTS, FIXTURES

Included in the sale as a part of said premises are the buildings, structures, and improvements now thereon, and the fixtures belonging to the SELLER and used in connection therewith including, if any, all wall-to-wall carpeting, drapery rods, automatic garage door openers, venetian blinds, window shades, screens, screen doors, storm windows and doors, awnings, shutters, furnaces, heaters, heating equipment, stoves, ranges, oil and gas burners and fixtures appurtenant thereto, hot water heaters, plumbing and bathroom fixtures, garbage disposals, electric and other lighting fixtures, mantels, outside television antennas, fences, gates, trees, shrubs, plants, and ONLY IF BUILT IN, refrigerators, air conditioning equipment, ventilators, dishwashers, washing machines and dryers; and none. Any non-titled personal property left at the premises as of closing is considered abandoned and shall become the responsibility of the buyer.

4. TITLE DEED

Said premises are to be conveyed by a good and sufficient Quitclaim Deed running to the BUYER, or to the nominee designated by the BUYER by written notice to the SELLER at least seven days before the deed is to be delivered as herein provided and said deed shall convey a good and clear record, marketable or insurable title thereto, free from encumbrances, except

- (a) Existing rights and obligations in party walls which are not the subject of written agreement;
- (b) Such taxes for the then current year as are not due and payable on the date of the delivery of such deed;
- (c) Any liens for municipal betterments assessed after the date of this agreement;
- (d) Easements, restrictions and reservations of record;

5. PLANS

If said deed refers to a plan necessary to be recorded therewith the SELLER shall deliver such plan with the deed in form adequate for recording or registration.

6. PURCHASE PRIC	Έ
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The agreed purcha	_	oremises isdollars, of whic
	\$	have been paid as a deposit this day and
	\$	are to be paid in wire transfer, certified, cashier's, treasurer's or bank check(s) by 4:00 pm ET on Friday, September 26, 2025 as the additional deposit
	\$	are to be paid at the time of delivery of the deed by certified, cashier's, treasurer's or bank check(s)
	\$	TOTAL

7. TIME FOR PERFORMANCE DELIVERY DEED

Such deed is to be delivered on or before Friday, October 24, 2025 (30 days of the date of this agreement) at the office of SELLER'S attorney, unless otherwise agreed upon in writing. It is agreed that time is of the essence of this agreement.

8. POSSESSION AND CONDITION OF PREMISES

Full possession of said premises, except as herein provided, is to be delivered at the time of the delivery of the deed, said premises to be then (a) in the same condition as they now are, reasonable use and wear thereof excepted and (b) in compliance with provisions of any instrument referred to in clause 4 hereof.

9. EXTENSION TO PERFECT TITLE OR MAKE PREMISES CONFORM

If the SELLER shall be unable to give title or to make conveyance, or to deliver possession of the premises all as herein stipulated, or if at the time of the delivery of the deed the premises do not conform with the provisions hereof, then any payments made under this

Buy	zer':	s l	[ni	tia	1s:

agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto, unless the SELLER elects to use reasonable efforts to remove any defects in title, or to deliver possession as provided herein, or to make the said premises conform to the provisions hereof, as the case may be, in which event the SELLER shall give written notice thereof to the BUYER at or before the time for performance hereunder, and thereupon the time for performance hereof shall be extended for a period of up to ninety days.

10. FAILURE TO PERFECT TITLE OR MAKE PREMISES CONFORM, etc.

If at the expiration of the extended time the SELLER shall have failed so to remove any defects in title, deliver possession, or make the premises conform, as the case may be, all as herein agreed, or if at any time during the period of this agreement or any extension thereof, the holder of a mortgage on said premises shall refuse to permit the insurance proceeds, if any, to be used for such purposes, then any payments made under this agreement shall be forthwith refunded and all other obligations of the parties hereto shall cease and this agreement shall be void without recourse to the parties hereto.

11. BUYER'S ELECTION TO ACCEPT TITLE

The BUYER shall have the election, at either the original or any extended time for performance, to accept such title as the SELLER can deliver to the said premises in their then condition and to pay therefore the purchase price without deduction. In which case the SELLER shall convey such title, except that in the event of such conveyance in accord with the provisions of this clause, if the said premises shall have been damaged by fire or casualty insured against, then the SELLER shall, unless the SELLER has previously restored the premises to their former condition, either (a) pay over or assign to the BUYER, on delivery of the deed, all amounts recovered or recoverable on account of such insurance, less any amounts reasonably expended by the SELLER for any partial restoration; or (b) if a holder of a mortgage on said premises shall not permit the insurance proceeds or a part thereof to be used to restore the said premises to their former condition or to be so paid over or assigned, give to the BUYER a credit against the purchase price, on delivery of the deed, equal to said amounts so recovered or recoverable and retained by the holder of the said mortgage less any amounts reasonably expended by the SELLER for any partial restoration.

12. ACCEPTANCE OF DEED

The acceptance of a deed by the BUYER, or his nominee as the case may be, shall be deemed to be a full performance and discharge of every agreement and obligation herein contained or expressed, except such as are, by the terms hereof, to be performed after the delivery of said deed.

13. USE OF SELLER MONEY TO CLEAR TITLE

To enable the SELLER to make conveyance as herein provided, the SELLER may, at the time of delivery of the deed, use the purchase money or any portion thereof to clear the title of any or all encumbrances or interests, provided that all instruments so procured are recorded simultaneously with the delivery of said deed.

14. INSURANCE

Until the delivery of the deed, the SELLER shall maintain the insurance on said premises as currently insured.

15. ADJUSTMENTS

Collected rents, mortgage interest, water and sewer use charges, operating expenses (if any) according to the schedule attached hereto or set forth below, condominium or home owner's association fees if applicable, and taxes for the then current fiscal year, shall be apportioned and fuel value shall be adjusted, as of the day of performance of this agreement and the net amount thereof shall be added to or deducted from, as the case may be, the purchase price payable by the BUYER at the time of delivery of the deed. Uncollected rents for the current rental period shall be apportioned if and when collected by either party.

16. ADJUSTMENT OF UNASSESSED TAXES

If the amount of said taxes is not known at the time of the delivery of the deed, they shall be apportioned on the basis of the taxes assessed for the preceding fiscal year, with a reapportionment as soon as the new tax rate and valuation can be ascertained.

17. BROKER

BUYER acknowledges that he has engaged no real estate broker, and no real estate broker has in any way been involved in this transaction except any broker previously registered with and acknowledged by AUCTIONEER in writing. BUYER agrees to indemnify and hold harmless the SELLER and AUCTIONEER, including SELLER'S and AUCTIONEER'S reasonable attorney's fees, for any claim made by any real estate broker not registered with and acknowledged by Auctioneer in writing in connection with this transaction.

18. DEPOSIT

All deposits made hereunder shall be held in escrow by JEROME J. MANNING & Co., INC as escrow agent subject to the terms of this agreement and shall be duly accounted for at the time for performance of this agreement. In the event of any disagreement between the parties, the escrow agent may retain all deposits made under this agreement pending instructions mutually given by the SELLER and the BUYER.

19. BUYER'S DEFAULT

If the BUYER shall fail to fulfill the BUYER'S agreements herein, all deposits made or required to be made hereunder by the BUYER shall be retained by the SELLER as liquidated damages even if BUYER fails to make the deposit or additional deposit.

20. CONTINGENCIES

BUYER acknowledges that this Agreement contains no contingencies affecting the BUYER'S obligation to perform. If the sale as contemplated herein is not consummated for any reason, except SELLER'S inability to deliver marketable or insurable title (subject only to the matters set forth in paragraph 4), then the deposit(s) paid by the BUYER upon the execution of this Agreement and/or any additional deposit required to be made shall inure to and become the property of the SELLER, all as provided in Paragraph (19) hereof.

21. WARRANTIES AND REPRESENTATIONS

The BUYER acknowledges that the BUYER has not been influenced to enter into this transaction nor has he relied upon any warranties or representations not set forth or incorporated in this agreement. The BUYER further acknowledges that he is buying the Property as is, with all faults and without warranty of any kind, whatsoever. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Property Information Packages (PIPS) for this property along with any updates provided up and through the day of the auction.

22. CONSTRUCTION OF AGREEMENT

This instrument, executed in multiple counterparts, is to be construed as a Massachusetts contract, is to take effect as a sealed instrument, sets forth the entire contract between the parties, is binding upon and inures to the benefit of the parties hereto and their respective heirs, devisee, executors, administrators, successors and assigns, and may be canceled, modified or amended only by a written instrument executed by both the SELLER and the BUYER. If two or more persons are named herein as BUYER their obligations hereunder shall be joint and several. The captions and marginal notes are used only as a matter of convenience and are not to be considered a part of this agreement or to be used in determining the intent of the parties to it.

23. LEAD PAINT LAW

The BUYER acknowledges that whenever a child or children under six years of age resides in any residential premises in which any paint, plaster or other accessible material contains dangerous levels of lead, the owner of said premises must remove or cover said paint, plaster or other material so as to make it inaccessible to children under six years of age. BUYER further acknowledges that he has been notified of said lead paint law by SELLER and AUCTIONEER.

24. SMOKE DETECTORS/SEPTIC/WATER

The BUYER will be responsible for the installation and inspection of smoke detectors and CO2 detectors after closing and once the property is suitable for habitation. If necessary, the buyer shall be responsible for the repair, upgrade or installation of a septic system and/or a well and/or municipal water and/or sewer connections which meet the requirements of the board of health. The closing shall not be contingent upon any certificates of compliance nor contingent upon a certificate of occupancy as the property is being conveyed as is.

25. ENVIRONMENTAL

Following the sale of the building the buyer would assume responsibility for any remaining environmental remediation work, if any. Buyer acknowledges that buyer has reviewed or been given the opportunity to review the Phase 1 environmental information in the Property Information Packages.

26. SOPHISTICATED BUYER

The BUYER acknowledges that by registering, participating, and competing to purchase this subject real estate via a PUBLIC AUCTION SALE wherein all contingencies, warranties, and representations have been specifically disclaimed as in paragraphs 20 and 21 of this agreement establishes that the BUYER is knowledgeable and aware of the risks of doing so and possesses a level of sophistication commensurate with the complexity of the sale terms both expressed by this Agreement and the potential of the property being acquired.

7,704± sf Renovated Industrial/Office Building 7 Hart St, Wakefield, MA







AUCTION: Thursday, September 25 at 11am On-site









Opportunity to benefit from success that led owner's business to outgrow this meticulously renovated industrial building with new office build-out prior to move-in. Flex-space suitable for a wide-variety of end-users or those seeking a ready to lease commercial income property.

New Since 2020: 10 modern offices, full kitchen, conference room, waiting areas, 2.5 baths, LV commercial flooring, freshly painted in & out, 2-zone HVAC with central a/c, Modine warehouse heater, on-demand water heater, 200 amp 3-phase electric, 100% sprinkler, alarm with video monitoring & intercom systems, rubber roof, windows, 1 garage door & more

1st FI: Warehouse/workshop areas with room for multi vehicles, office, utility closet, half bath

2nd FI: 10± offices, conference room, waiting areas, full kitchen, 1.5 baths

Utilities: Town water & sewer, gas, electric

Site: .17± acre (7,222± sf), 75± ft frontage

Paved Lot: 10± spaces, parking/loading zoning variance

See Prop Info Package: PH1 ESA,

plans, renovations, etc

Deed Ref: Middlesex S County

69011/552

Assessor's Parcel ID: 32-076-07A

Zoning: I - Industrial

On .17± acres centrally located just south of Rt 129 within 4± miles of Routes 1, I-93 & I-95. 1± mile to Wakefield Junction public transit. 12± miles to Boston.

7,704± sf GBA building per assessor with 3,800± sf GFA, 2-story steel-frame & masonry on slab built 1920 to 1976, 256± sf basement, 1 drive-in door, 2 loading docks.

Property Tour: Friday, September 19 (11am-1pm)

Terms of Sale:

10% certified deposit of which \$25,000 in certified or bank check at the auction & remainder by 4pm ET on Friday, September 26, 2025. Balance in 30 days. 10% Buyer's Premium will be added to the high bid & result will be the total purchase price. Other terms, if any, announced at the sale. All information derived from reliable sources believed correct, but not guaranteed. Buyers shall rely entirely on their own judgment and inspection. Announcements from the Auction Block take precedence over any previously printed material or any other oral statements made. JJManning Auctioneers is acting exclusively on behalf of Seller in this transaction.

Pre-auction Offers:

Must be tendered on a signed JJManning approved P&S Agreement & accompanied by a 10% certified deposit in certified or bank check or by confirmed wire transfer in order to be considered.

Buyer's Broker Terms:

Up to 2% Broker Commission offered. Visit www.JJManning.com for mandatory broker pre-registration requirements.



Property Info, Photos, Broker Reg. & Full Terms at:

JJManning.com 800.521.0111

179 Old King's Hwy, Yarmouth Port, MA 02675







MA AUC LIC 111 • MA BROKER LIC 5850 Brochure 1848 • Ref 25-2157

NOTICE: This is a legal document that creates binding oblige	Buyer's Initials ations. If not understood, consult an attorney.
7 Hart Street Trust, Seller	
	BUYER
By: Neil Madden	
Ву:	BUYER
Buyer's Mailing Address (Street or P.O. Box)	Buyer's Attorney (Name)
Buyer's Mailing Address (City, State & Zip Code)	Buyer's Attorney (Firm)
Buyer's Daytime Phone	Buyer's Attorney's Address (Street or P.O. Box)
Buyer's Evening Phone	Buyer's Attorney's Address (City, State & Zip Code)
	Buyer's Attorney's Phone

Jerome J. Manning & Co., Inc., AUCTIONEER/ESCROW AGENT

Unofficial Property Record Card - Wakefield, MA

General Property Data

Parcel ID 32-076-07A

Prior Parcel ID 1 -- CNTH
Property Owner MADDEN, TR NEIL
7 HART ST TRUST

Mailing Address 7 HART ST

City WAKEFIELD

Mailing State MA Zip 01880

ParcelZoning I

Number Rooms 0

of 3/4 Baths 0

Account Number 63896

Property Location 7 HART ST
Property Use MANUFACTURE
Most Recent Sale Date 3/15/2017

Legal Reference 69011-552

Grantor SALLESE TR, JOSEPH P

Sale Price 423,000 Land Area 0.166 acres

Current Property Assessment

Card 1 Value Building Value 314,300 Xtra Features Value 2,000 Land Value 184,600 Total Value 500,900

Building Description

Building Style LT INDUSTRL
of Living Units 1
Year Built 1920
Building Grade AVERAGE
Building Condition Average
Frame Type STEEL
Roof Structure FLAT
Roof Cover BULT TAR/GRA
Siding Condition Average
Finished Area (SF) 7704
Interior Walls MINIMUM

of Bedrooms 0 # of 1/2 Baths 1 Flooring Type CONCRETE
Basement Floor N/A
Heating Type FORCED H/A
Heating Fuel OIL
Air Conditioning 100%
of Bsmt Garages 0
of Full Baths 0

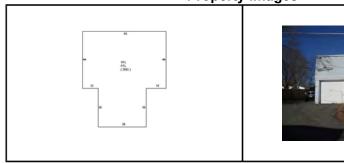
of Other Fixtures 0

Legal Description

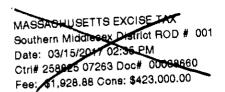
Narrative Description of Property

This property contains 0.166 acres of land mainly classified as MANUFACTURE with a(n) LT INDUSTRL style building, built about 1920, having CONC BLOCK exterior and BULT TAR/GRA roof cover, with 1 unit(s), 0 room(s), 0 bedroom(s), 0 bath(s), 1 half bath(s).

Property Images



Disclaimer: This information is believed to be correct but is subject to change and is not warranteed.



QUITCLAIM DEED



Bk: 69011 Pg: 552 Doc: DEED Page: 1 of 3 03/15/2017 02:35 PM

I, Joseph P. Sallese, of Woburn, Massachusetts, Trustee of the Joseph P. Sallese 2009 Amended and Restated Revocable Trust, under Declaration of Trust dated May 6, 2009 and as evidenced by Trustee's Certificate recorded in Middlesex South Registry of Deeds at Book 52799, Page 117, for consideration paid and in full consideration of Four Hundred Twenty Three Thousand and NO/100 Dollars (\$423,000.00)

grant to Neil Madden, Trustee of 7 Hart Street Trust, udt dated March 4, 2017, of 21 Hunt St., Reading, MA

With Quitclaim Covenants

The land with the buildings thereon in Wakefield, Middlesex County, Massachusetts, bounded and described as follows:

Parcel 1:

NORTHERLY: By land now or formerly of Antonio DeMarco and land now

or formerly of Mocciaro Realty Trust, sixty-eight and 00/100

(68.00) feet;

EASTERLY: By land now or formerly of Roberto Concrete Forms Co. Inc.,

ninety-nine and 91/100 (99.91) feet;

SOUTHERLY: By Hart Street, seventy-five and 00/100 (75.00) feet; and

WESTERLY: By land now or formerly of Julio and Americo Petrucci, one

hundred and 00/100 (100.00) feet.

All of said boundaries are shown on a plan drawn by Harry H. Denning, C.E., dated April 22, 1963, being Plan No. 32203A-2 filed with Land Court Petition No. 32203.

Parcel 2:

SOUTHERLY: By land now or formerly of Adalena Cardillo, twenty-nine

and 40/100 (29.40) feet;

EASTERLY: By land now or formerly of Mocciaro Realty Trust, two and

70/100 (2.70) feet;

NORTHERLY: By land now or formerly of Mocciaro Realty Trust, twenty-

nine and 30/100 (29.30) feet; and

WESTERLY: By land now or formerly of Est. of Antonio DeMarco, one

and 44/100 (1.44) feet.

Brian D. McGrail, Esq. 599 North Avenue Suite 7 Second Floor Wakefield, MA 01880

Bk: 69011 Pg: 553

Being shown on a plan drawn by Harry H. Denning, C.E., dated April 22, 1963, being Plan No. 32203A-2 filed with Land Court Petition No. 32203 as that portion of land of Mocciaro Realty Trust upon which a portion of the building located on Lot 7A of said plan encroaches.

Parcel 3:

SOUTHERLY: By land or formerly of Adalena Cardillo, thirty-three and

80/100 (33.80) feet;

EASTERLY: By land now or formerly of Mocciaro Realty Trust, one and

44/100 (1.44) feet;

NORTHERLY: By land now or formerly of Est. of Antonio DeMarco, thirty-

three and 75/100 (33.75) feet.

Being shown on a plan drawn by Harry H. Denning, C.E., dated April 22, 1963, being Plan No. 32203A-2 filed with Land Court Petition No. 32203 as that portion of land of Est. of Antonio DeMarco, Lot 5, upon which a portion of the building located on Lot 7A of said plan encroaches.

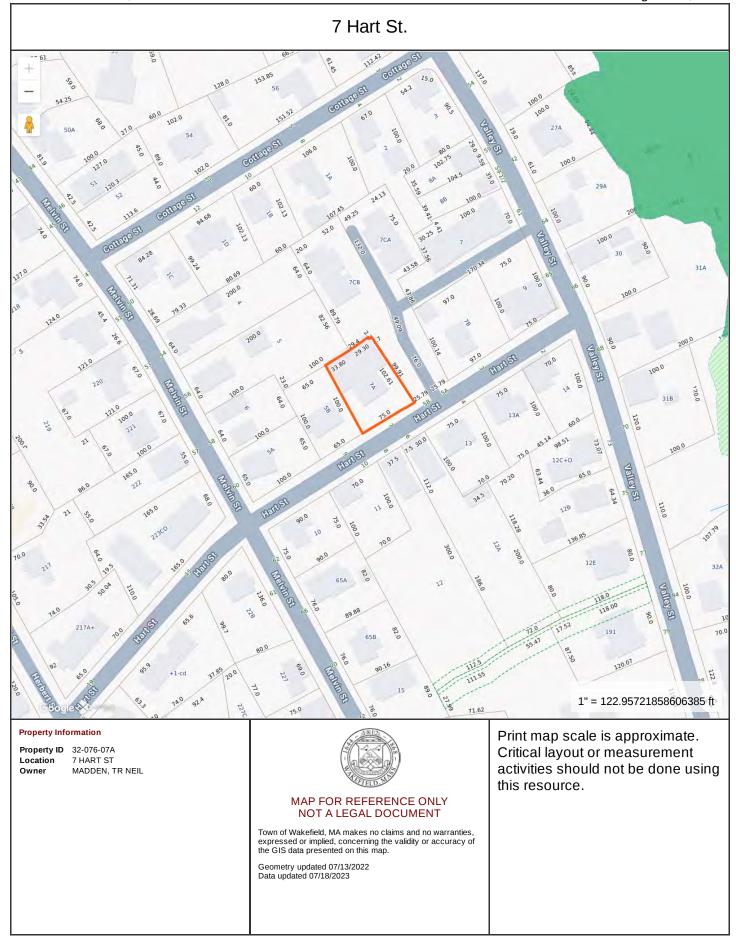
For title reference, see the Deed of Joseph P. Sallese, dated May 6, 2009, recorded in the Middlesex South Registry of Deeds Book 52800, Page 20.

Bk: 69011 Pg: 554

	Joseph P. Sallese, Trustee of the Joseph P. Sallese 2009 Amended and Restated Revocable Trust
On this $\frac{2}{\sqrt{S^{\pm}}}$ day of $\frac{F \in BRU}{\sqrt{S^{\pm}}}$ notary public, personally appeared Joseph P. Sall evidence of identification, which was $\frac{MA}{\sqrt{S^{\pm}}}$	OF MASSACHUSETTS
TSINGOSTILLA TSINGOSTILLA TSINGOSTILLA TO TARY PUBLICA TO TARY	Notary Public : ANNA 1610005 My Commission Expires 3/16/2018

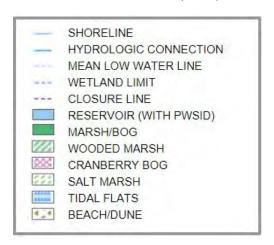
Witness my hand and seal, this 2/ day of FEBRUARY, 2017

Town of Wakefield, MA August 11, 2025



Map Theme Legends

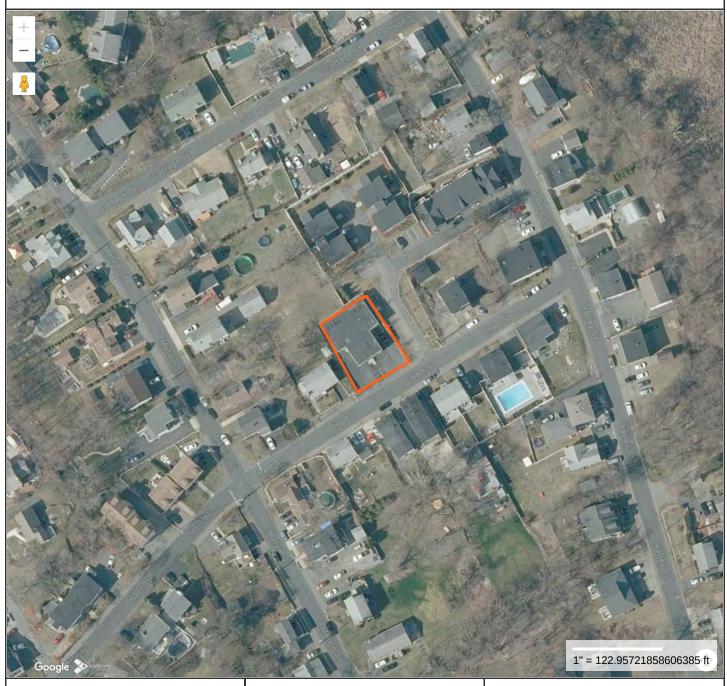
MassGIS: DEP Wetlands (2005)



MassGIS: MassDEP Wetlands (2005)

Town of Wakefield, MA August 11, 2025

7 Hart St. - Aerial



Property Information

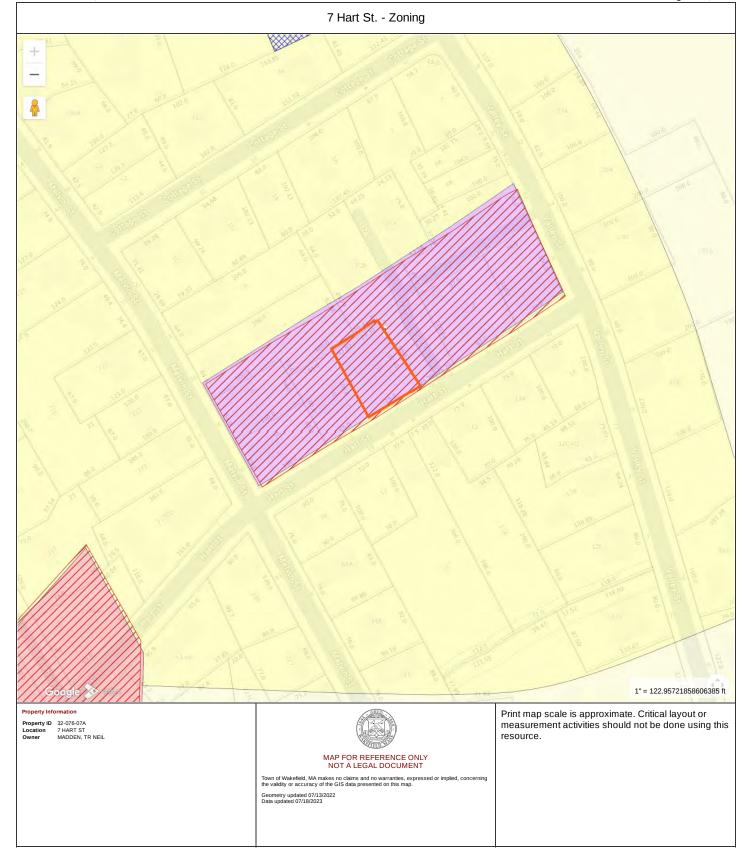
Property ID 32-076-07A Location 7 HART ST Owner MADDEN, TR NEIL



MAP FOR REFERENCE ONLY NOT A LEGAL DOCUMENT

Town of Wakefield, MA makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Geometry updated 07/13/2022 Data updated 07/18/2023 Print map scale is approximate. Critical layout or measurement activities should not be done using this resource. Town of Wakefield, MA August 11, 2025



Map Theme Legends

Zoning

BUSINESS (B)
GENERAL RESIDENCE (GR)
INDUSTRIAL (I)
LIMITED BUSINESS (LB)
LIMITED INDUSTRIAL (LI)
NEIGHBORHOOD BUSINESS (NB)
SINGLE RESIDENCE (SR)
SPECIAL SINGLE RESIDENCE (SSR)

Municipal Building Reuse District Overlay



Signage Overlay



Mixed Use Overlay

Mixed Use Overlay District

MBTA Communities Overlay District

MBTA COMMUTER RAIL STATIONS
ALBION NEIGHBORHOOD COMMERCIAL
(MOD-NC)
GREENWOOD NEIGHBORHOOD
COMMERCIAL (MOD-NC)
HIGH RISE RESIDENTIAL (MOD-HRR)
INDUSTRIAL LOFTS (MOD-IL)
NORTH AVE MIXED USE (MOD-NMU)

Self-Storage Overlay

SELF-STORAGE OVERLAY (SELF-STORAGE)

National Flood Hazard Layer FIRMette

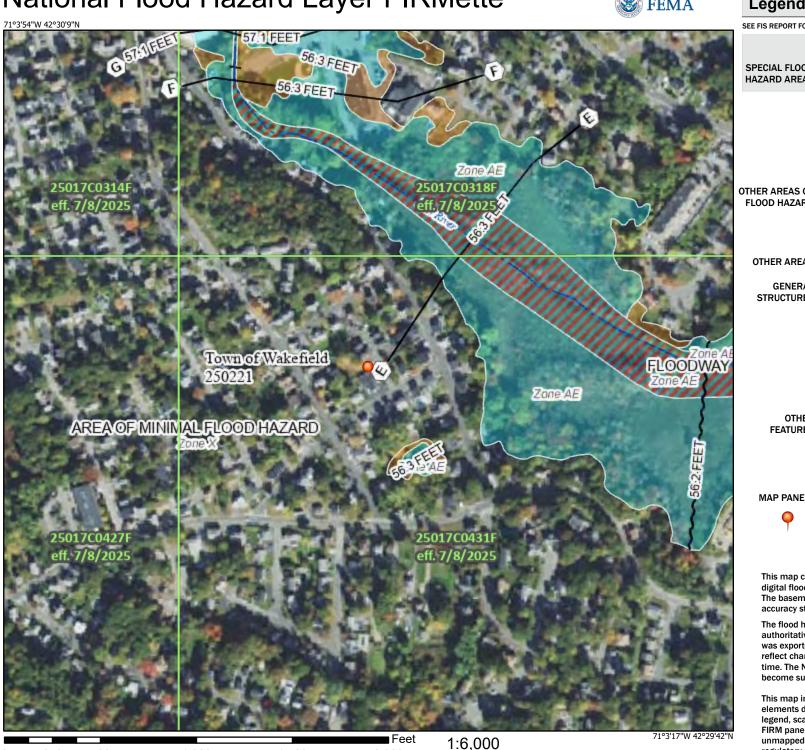
250

500

1,000

1,500

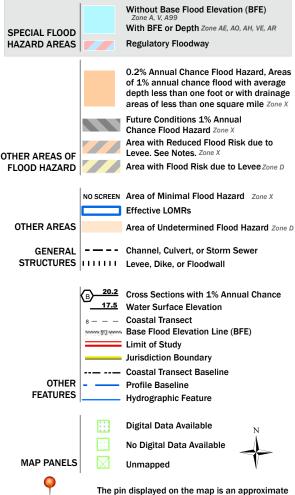




2,000

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT



This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

point selected by the user and does not represent

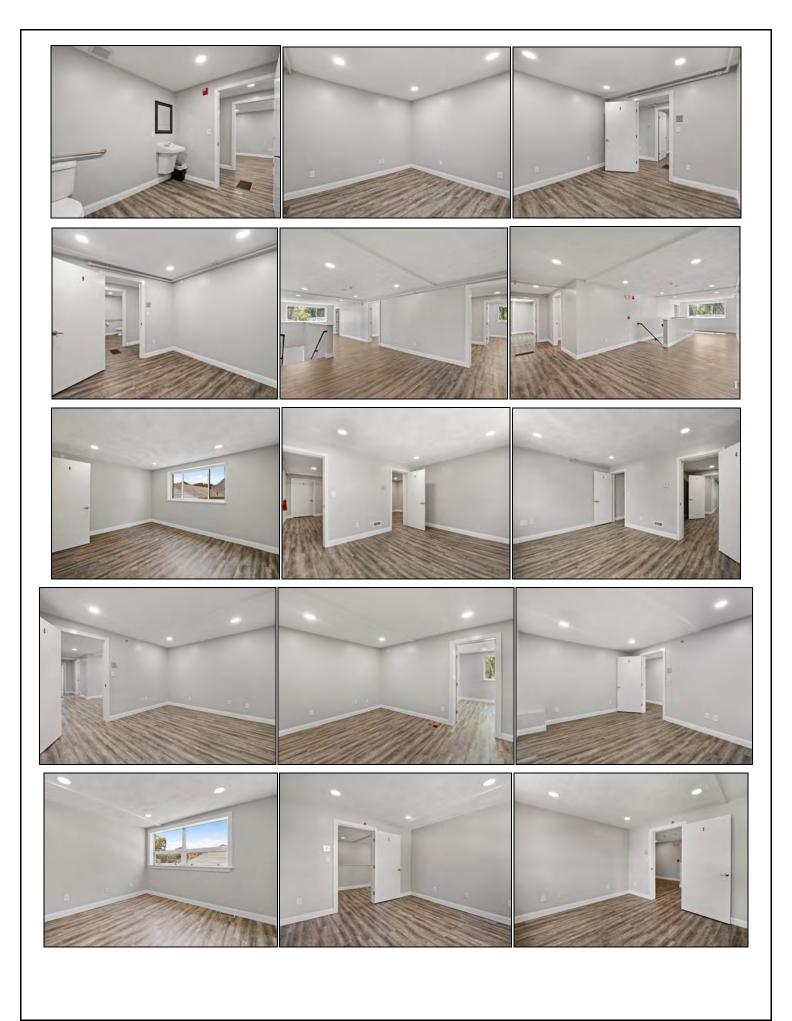
an authoritative property location.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 8/5/2025 at 4:10 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

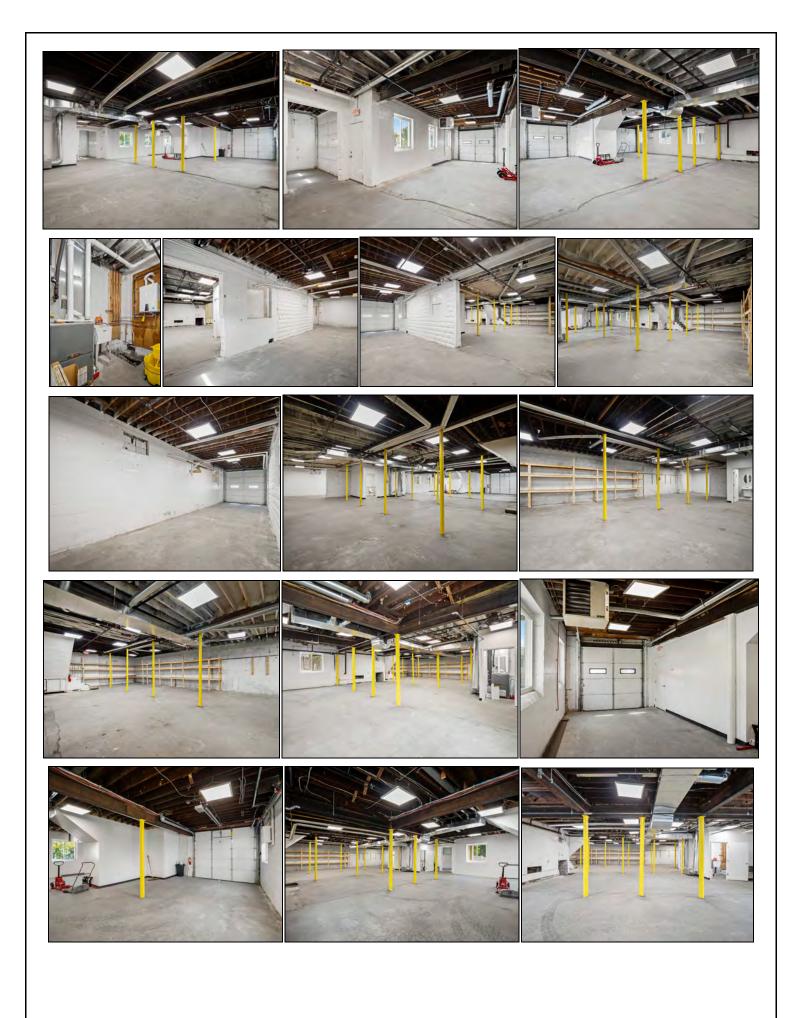
PHOTO GALLERY 7 HART ST., WAKEFIELD, MA



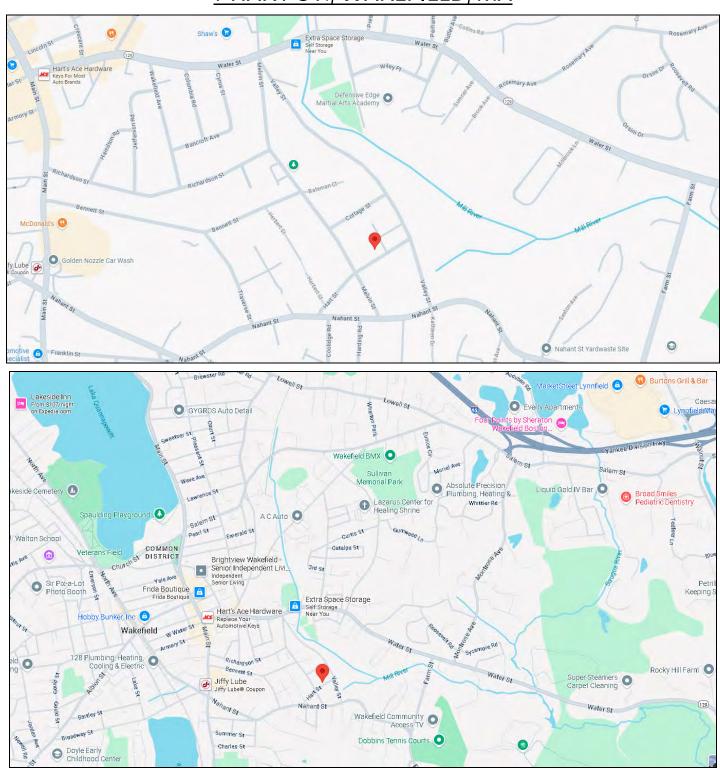








MAP 7 HART ST., WAKEFIELD, MA





THANK YOU FOR REVIEWING THE ENTIRE PROPERTY INFORMATION PACKAGE. WE LOOK FORWARD TO SEEING YOU AT THE AUCTION. IF YOU HAVE ANY QUESTIONS PLEASE DON'T HESITATE TO CONTACT US.



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President
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Fax: 508-362-1073

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