



PROPERTY INFORMATION PACKAGE #26-2261

Mortgagee's Foreclosure AUCTION

43,934+/- SF FORMER NURSING HOME FACILITY
3.4+/- ACRES W/ AMPLE PARKING, 1 LOADING DOCK
Close to I-95, Train Station, Airport, Legacy Place; 25 min. from Boston

1007 EAST ST., DEDHAM, MA

Thursday, December 3, 2026 at 11am On-site

MA Auc. Lic. #111



AUCTIONEER'S DISCLAIMER

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.

MORTGAGEE'S SALE OF REAL ESTATE

1007 East Street
Dedham, Massachusetts

By virtue and in execution of the Power of Sale contained in a certain mortgage given by Mario Pinto and Fred Starikov, Trustees of East Washington Realty Trust to Centreville Bank dated April 14, 2023 and recorded with the Norfolk County Registry of Deeds in Book 41149 at Page 499 of which mortgage the undersigned is the present holder, for breach of the conditions of said mortgage and for the purpose of foreclosing the same will be sold at Public Auction at 11:00 o'clock A.M. on the 3rd day of December, 2026, on the mortgaged premises hereinafter described all and singular the premises described in said mortgage,

To wit:

The Land referred to herein below is situated in the County of Norfolk, State of Massachusetts, and is described as follows:

The land with the buildings thereon situated in Dedham, Norfolk County, Massachusetts, as follows:

Being shown as Lots 1, 2 and 3 on a plan entitled "Plan of land in Dedham, Massachusetts, dated March 23, 1970, Pilling Engineering Company, Inc., 26 Norfolk Street, Dedham, Massachusetts", duly recorded in the Norfolk Registry of Deeds in Plan Book 227 at Plan No. 558 of 1970, containing 147,942 square feet, more or less, bounded and described as follows:

Easterly:	Three hundred six and thirty-one hundredths (306.31) feet by East Street as shown on said plan; then
Southwesterly:	Four hundred fifty-two and eighty-seven hundredths (452.87) feet, by land now or formerly of Angelo J. Ray, et ux., and J.F. & J. Corporation; then
Westerly:	About three hundred ninety-two (392.00) feet by land now or formerly of Francis Marsh, et als., Estate of Sidney Batchelder and Francis Marsh, et al., shown on said plan; then
Northerly:	Two Hundred and thirty-seven (237.00) feet more or less, by Lot 5 as shown on said plan; then

Easterly: One hundred and sixty-four hundredths (100.64) feet by Lot 5 as shown on said plan; then

Northerly: One hundred fifty-nine and twenty-three hundredths (159.23) feet by Lot 5 as shown in said plan, to the point of beginning.

Said premises will be sold subject to any and all restrictions, easements, and existing encumbrances of record prior to the mortgage, if any there be, insofar as the same are still in force and applicable to the premises, and to all taxes, tax liens, municipal betterments and assessments, if any.

Terms of Sale:

Fifty Thousand Dollars (\$50,000) down payment in cash, certified check, or bank check at time and place of sale. The balance of the purchase price shall be paid in or within thirty (30) days from the date of sale. A mortgagee's deed in the usual form, without covenants or warranty, will be delivered on receipt of the full balance of the purchase price. The successful bidder shall be required to sign a Memorandum of Terms of Sale containing the above terms at the auction sale. In the event of error in this publication, the description of the premises contained in said mortgage shall control.

Other terms to be announced at the sale.

ROBERTS, CARROLL, FELDSTEIN & PEIRCE
INCORPORATED

Edward G. Avila, Esquire
Attorneys for the holder of the mortgage
10 Weybosset Street, Suite 800
Providence, Rhode Island 02903

(Publish: Boston Herald
November 10, November 17, November 24, 2026)

67,121±GBA Former Nursing Home on 3.4± Ac. 1007 East Street, Dedham, MA



BOUNDARIES
APPROXIMATE
© Pictometry.com

AUCTION: Thursday, December 3 at 11am On-site

Design: Brick building built in 1972 with fireproof steel frame & flat rubber roof. Two passenger elevators and interior stairwells provide access to all levels. 20,642± sf Finished Basement, 23,292± sf 1st floor & 20,642± sf 2nd floor per Assessor

Features: Loading dock, utility & storage space, 1,800± sf patio, 591± sf open porch, 288± sf wood shed

Ceiling Height: 10'

Fire Suppression: Wet pipe concealed sprinkler system

Parcel ID: Map 166 Lot 93A

County: Norfolk

Site Area: 3.4± ac. (148,104± sf)

Zoning: SRB & RDO; Single Resident B & Research Development & Offices

Parking: 21,000± sf paved lot with ample parking

Building Area: 67,121±sf GBA / 43,934± sf GLA

Utilities: Municipal water/sewer, electric forced-air heat, central A/C

Ideally situated near I-95, Route 1, the MBTA Endicott Station, Legacy Place, Dedham Mall, Norwood Memorial Airport, numerous hospitals & medical centers and just 10 miles south of downtown Boston.

JJ Manning
AUCTIONEERS

Property Information, Photos, and 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
Bro 1895 • Ref 26-2261

Most recently operated as a 145-bed nursing home, this property presents an exceptional possibility for redevelopment as an inpatient facility, behavioral health center, assisted living community, or other healthcare-related use.

Terms of Sale:

\$50,000 in cash, certified or bank check at this Mortgagee's Foreclosure auction. Balance in 30 days. 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.

1007 EAST ST

Location

1007 EAST ST

Mblu

166/ 93A/ / /

Acct#

Owner

S/O THE EAST WASHINGTON
REALTY TRUST

Total Market Value

\$5,541,000

PID

7366

Building Count

1

Current Value

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$3,526,800	\$2,014,200	\$5,541,000

Owner of Record

Owner

S/O THE EAST WASHINGTON REALTY TRUST

Co-Owner

Address

11 JOHN STREET
NEWTON, MA 02459

Sale Price

\$9,000,000

Certificate

Book & Page

41149/496

Sale Date

04/19/2023

Instrument

1B

Ownership History

Ownership History					
Owner	Sale Price	Certificate	Book & Page	Instrument	Sale Date
S/O THE EAST WASHINGTON REALTY TRUST	\$9,000,000		41149/496	1B	04/19/2023
FOUR MANDO LLC	\$8,570,000		41122/525	1N	03/31/2023
GPH DEDHAM LLC	\$4,410,000		23611/0551	1I	04/27/2006
BEVERLY ENTERPRISES-MASS INC	\$1		9410/0002	1F	07/02/1992
MERITCARE-MTC INC	\$11,367,252		7848/0584	00	12/31/1987

Building Information

Building 1 : Section 1

Year Built:

1972

Living Area:

43,934

Replacement Cost:

\$9,292,759

Building Percent Good:

35

Replacement Cost
Less Depreciation: \$3,252,500

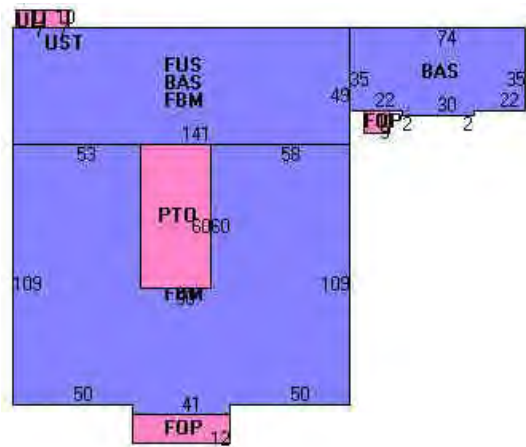
Building Attributes	
Field	Description
Style:	Nursing Home
Model	Commercial
Grade	Average
Stories:	2
Occupancy	145.00
Exterior Wall 1	Brick/Masonry
Exterior Wall 2	
Roof Structure	Flat
Roof Cover	T&G/Rub Mem
Interior Wall 1	Drywall/Sheet
Interior Wall 2	
Interior Floor 1	Carpet
Interior Floor 2	Vinyl/Asphalt
Heating Fuel	Electric
Heating Type	Forced Air-Duc
AC Type	Central
Bldg Use	NURSING HM
Total Rooms	
Total Bedrms	09
Total Baths	
1st Floor Use:	3040
Heat/AC	HEAT/AC PKGS
Frame Type	FIREPRF STEEL
Baths/Plumbing	AVERAGE
Ceiling/Wall	CEIL & WALLS
Rooms/Prtns	AVERAGE
Wall Height	10.00
% Comn Wall	0.00

Building Photo



(/photos/DedhamMAPhotos/\00\00\85\89.jpg)

Building Layout



(/photos/DedhamMAPhotos//Sketches/7366_7531.jpg)

Building Sub-Areas (sq ft)			Legend
Code	Description	Gross Area	Living Area
BAS	First Floor	23,292	23,292
FUS	Upper Story, Finished	20,642	20,642
FBM	Basement, Finished	20,642	0
FOP	Porch, Open, Finished	591	0
PTO	Patio	1,800	0
ULP	Loading Platform, Unfinished	84	0
UST	Utility, Storage, Unfinished	70	0
		67,121	43,934

Extra Features

Extra Features				Legend
Code	Description	Size	Value	Bldg #
SPR2	WET/CONCEALED	50483.00 S.F.	\$74,200	1
ELV3	PASS ELV 3 STOPS	2.00 UNIT	\$162,500	1

Land

Land Use		Land Line Valuation	
Use Code	3040	Size (Sqr Feet)	148104
Description	NURSING HM	Frontage	0
Zone	B	Depth	0
Neighborhood	1500	Total Market Land	\$2,014,200
Alt Land Appr Category	No		

Outbuildings

Outbuildings						Legend
Code	Description	Sub Code	Sub Description	Size	Value	Bldg #
PAV1	PAVING-ASPHALT			21000.00 S.F.	\$22,100	1
SHD2	WD SHED			288.00 S.F.	\$4,000	1
SGN2	DOUBLE SIDED			27.00 S.F.&HGT	\$700	1
LT5	MERC VAP/FLU			5.00 UNITS	\$10,800	1

Valuation History

Assessment			
Valuation Year	Improvements	Land	Total
2026	\$3,526,800	\$2,014,200	\$5,541,000
2025	\$2,912,300	\$1,941,600	\$4,853,900
2024	\$2,912,300	\$1,842,400	\$4,754,700



Exterior



Exterior



Interior – Existing Condition



Interior – Existing Condition



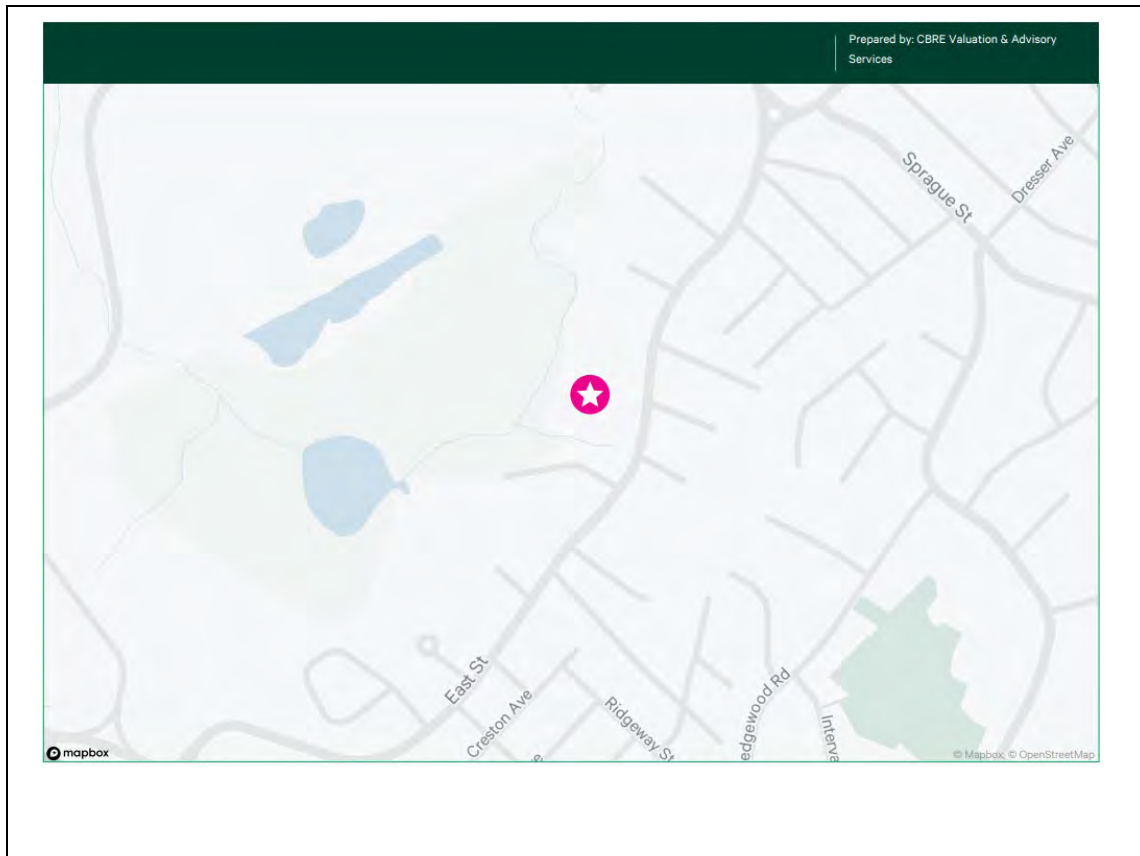
Interior – Existing Condition



Interior – Existing Condition

Executive Summary

Property Name	Proposed Behavioral Health Facility		
Location	1007 East Street Dedham, Norfolk County, MA 02026		
Parcel Number(s)	Map 166 Lot 93A		
Land Area (Improved)	3.40 AC		148,104 SF
Zoning	SRB & RDO; Single Resident B & Research Development & Offices		
		Comments	
Property Type	Behavioral Healthcare Facility	(Single Tenant)	
Number of Buildings	1		
Number of Stories	2		
Gross Building Area	67,121 SF		
Net Rentable Area	57,000 SF		
Year Built	1972		
Effective Age	5 Years		
Remaining Economic Life	45 Years		
Condition	Average		



Location

The subject is located Dedham, Massachusetts and is considered a close-in suburban Boston location. Dedham is a city in Norfolk County and is approximately ten miles south of downtown Boston. It is located on Boston's southwest border. On the northwest it is bordered by Needham, on the southwest by Westwood, and on the southeast by Canton.

Specifically, the subject site is located on the west side of East Street just north of Interstate 95. Notably, the subject site is less than a mile from New England Baptist Outpatient Care Center and four miles north of Norwood Hospital, a 215-bed full service, community hospital.

Land Use

Land uses within the subject neighborhood consist of a mixture of commercial and residential development. Nearby properties include a mix of single-family homes of varying vintage, neighborhood churches, municipal and civic facilities, and professional or service-oriented uses that are compatible with residential surroundings. Institutional and healthcare-adjacent uses are present within the broader East Street and Dedham area, contributing to a neighborhood character that supports community services and care-based facilities.

The most significant concentration of commercial development located within the neighborhood is north and south along Providence highway (Route 1). This roadway represents a major commercial corridor in the region that is improved with a variety of retail properties including most notably a large-scale lifestyle center with big-box retailers. Other uses include gas stations, auto dealerships and restaurants.

Legacy Place and Dedham Mall are the two most notable developments within the subject's neighborhood. Legacy Place is improved with retail, office, and other commercial uses.

Dedham Mall, a 50-acre site with an approximate 500,000 square feet of retail, features big box retail spaces with tenants Lowe's, T.J. Maxx, Burlington, and Old Navy covering the most square footage.

Legacy Place represents the 2009 construction of a retail lifestyle center owned by WS Development. Legacy Place is Boston's first lifestyle center within Route 128. The 675,000 square foot complex is anchored by Whole Foods Market, L. L. Bean, Kings, and a Show Case Cinema de Lux.

To the south of Legacy Place are the Jefferson at Dedham Station Apartments. This apartment building was constructed in 2006 and consists of 300 units with 149 one-bedroom units and 151 two-bedroom units. The amenities within the building include but are not limited to a 24-hour fitness center, a pool, common areas complete with a coffee bar, and a play area for pets.

The area also demonstrates notable synergy with surrounding healthcare facilities and medical service providers, which supports the functional utility of the subject as a behavioral health facility. Nearby hospitals and medical centers include Beth Israel Deaconess Hospital–Needham, Brigham and Women's Faulkner Hospital in Jamaica Plain, Newton-Wellesley Hospital, and the VA Boston Healthcare System – West Roxbury campus, all located within a reasonable driving distance. These facilities provide acute care, specialty services, and referral networks that complement outpatient and residential behavioral health operations.

Overall, the subject is situated within a densely populated and developed suburban Boston neighborhood that features a combination of commercial and residential developments.

Access

Primary access to the subject neighborhood is provided by the Boston Providence Turnpike (Route 1) and the VFW Parkway. Additionally, Interstate 95 provides access to the site, slightly south of the property. Overall, access to the subject is considered good.

SITE SUMMARY AND ANALYSIS

Physical Description

Gross Site Area	3.40 Acres	148,104 Sq. Ft.
Net Site Area	3.40 Acres	148,104 Sq. Ft.
Primary Road Frontage	East Street	295 Feet
Shape	Irregular	
Topography	Generally Level	
Parcel Number(s)	Map 166 Lot 93A	
Zoning District	SRB & RDO; Single Resident B & Research	
Flood Map Panel No. & Date	25021C0181F	8-Jul-25
Flood Zone	Zone X (Unshaded)	
Adjacent Land Uses	Residential and Commercial	

Comparative Analysis

Rating

Rating

Visibility	Average
Functional Utility	Average
Traffic Volume	Average
Adequacy of Utilities	Assumed Adequate
Landscaping	Average
Drainage	Assumed Adequate

Utilities

Availability

Comments

Water	Yes	Town of Dedham
Sewer	Yes	Town of Dedham
Natural Gas	Yes	Eversource
Electricity	Yes	Eversource
Telephone/Cable/Internet	Yes	Various

Other

Yes

No

Unknown

Detrimental Easements			X
Encroachments			X
Deed Restrictions			X
Reciprocal Parking Rights			X

Easements and Encroachments

There are no known easements or encroachments impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a current title policy outlining all easements and encroachments on the property, if any, prior to making a business decision.

Covenants, Conditions and Restrictions

There are no known covenants, conditions or restrictions impacting the site that are considered to affect the marketability or highest and best use. It is recommended that the client/reader obtain a copy of the current covenants, conditions and restrictions, if any, prior to making a business decision.

Conclusion

The site is well located and afforded good access and visibility from the roadway frontage. The size of the site is typical for the area and use, and there are no known detrimental uses in the immediate vicinity. Overall, there are no known factors which are considered to prevent the site from development to its highest and best use, as if vacant, or adverse to the existing use of the site.

Flood Plain Map

National Flood Hazard Layer FIRMette



71°10'5"W 42°13'55"N



0 250 500 1,000 1,500 2,000 Feet 1:6,000

Legend

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

SPECIAL FLOOD HAZARD AREAS	Without Base Flood Elevation (BFE) Zone A, V, AE5
	With BFE or Depth Zone AE, AO, AH, VE, AR
OTHER AREAS OF FLOOD HAZARD	Regulatory Floodway
	0.2% Annual Chance Flood Hazard, Area of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone D
	Future Conditions 1% Annual Chance Flood Hazard Zone X
	Area with Reduced Flood Risk due to Levee. See Notes. Zone X
OTHER AREAS	Area with Flood Risk due to Levee Zone C
	NO SCREEN Area of Minimal Flood Hazard Zone X
GENERAL STRUCTURES	Effective LOMRs
	Area of Undetermined Flood Hazard Zone D
GENERAL STRUCTURES	Channel, Culvert, or Storm Sewer
	Levee, Dike, or Floodwall
OTHER FEATURES	Cross Sections with 1% Annual Chance Water Surface Elevation
	Coastal Transect
	Base Flood Elevation Line (BFE)
	Limit of Study
OTHER FEATURES	Jurisdiction Boundary
	Coastal Transect Baseline
OTHER FEATURES	Profile Baseline
	Hydrographic Feature
MAP PANELS	Digital Data Available
	No Digital Data Available
	Unmapped

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

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.

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 4/28/2026 at 3:42 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.

Foundation/Floor Structure

The foundation is assumed to be of adequate load-bearing capacity to support the improvements.

Exterior Walls

The building features a brick exterior.

Roof Cover

The building has a gabled roof with metal roof panels over wood framing.

Elevator/Stair System

The building contains one passenger elevator. Interior stairwells also provide access to all levels.

HVAC

Upon completion, the HVAC system is assumed to be in good working order and adequate for the building.

Electrical

Upon completion, the electrical system is assumed to be in good working order and adequate for the building.

Plumbing

Upon completion, the plumbing system is assumed to be in good working order and adequate for the building.

Life Safety and Fire Protection

It is assumed the improvements have adequate fire alarm systems, fire exits, fire extinguishers, fire escapes and/or other fire protection measures to meet local fire marshal requirements.

Parking and Drives

The property will contain 66 parking spaces including reserved handicapped spaces. All parking spaces and vehicle drives are asphalt paved and considered to be in average condition. The number of parking spaces is legally conforming for the proposed use and is typical of the market.

Landscaping

Landscaping is considered to be in average condition.

Zoning

The following chart summarizes the subject's zoning requirements.

ZONING SUMMARY	
Current Zoning	SRB & RDO; Single Resident B & Research Development & Offices
Legally Conforming	Yes
Uses Permitted	Single and multi-family residential, offices, and labs with healthcare uses allowable via special use permit.
Zoning Change	Not likely
Source: Norfolk County Planning and Zoning Dept.	

Architectural floor plan of the first floor. The plan shows a central corridor system with multiple rooms on either side. Rooms are labeled with names and dimensions, such as 'RECEPTION ROOM 10'0" x 12'0"', 'OFFICE 10'0" x 12'0"', 'CONFERENCE ROOM 20'0" x 30'0"', and 'LOBBY 10'0" x 12'0"'. There are also several restrooms, a kitchen, and a storage area. The plan includes a north arrow and a scale bar. The title 'FIRST FLOOR PLAN' is at the bottom center.

SECOND FLOOR PLAN

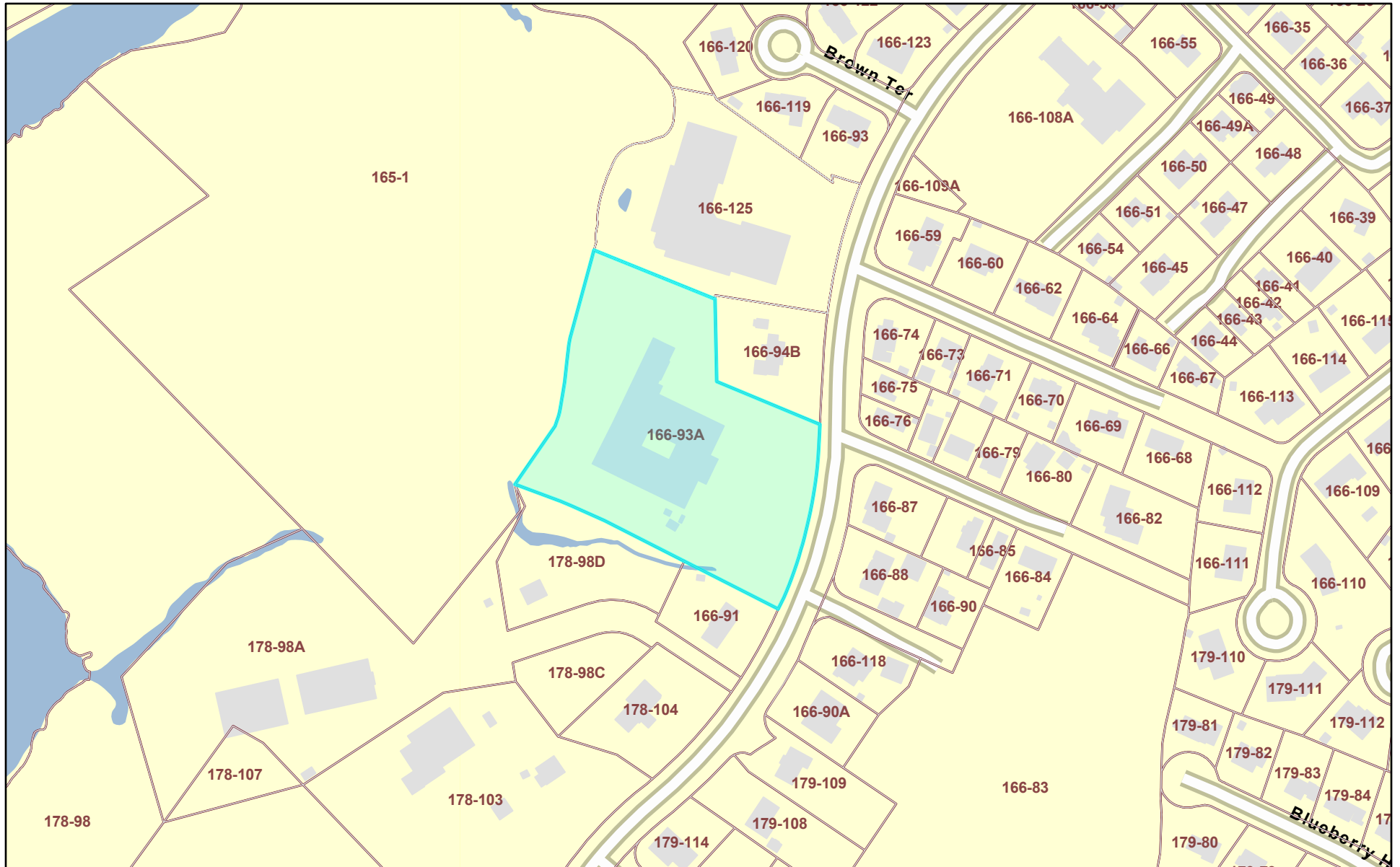
Dimensions: 100' x 100'

Rooms and Dimensions:

- ACTIVITY ROOM: 100' x 100'
- STAIR 1: 10' x 10'
- STAIR 2: 10' x 10'
- STAIR 3: 10' x 10'
- STAIR 4: 10' x 10'
- STAIR 5: 10' x 10'
- STAIR 6: 10' x 10'
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- STAIR 8: 10' x 10'
- STAIR 9: 10' x 10'
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- STAIR 100: 10' x 10'

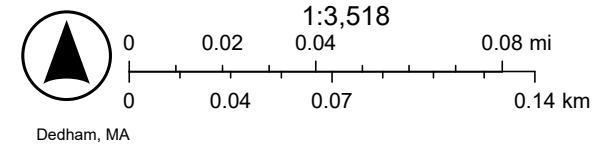
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Town of Dedham Property Viewer



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 Parcels

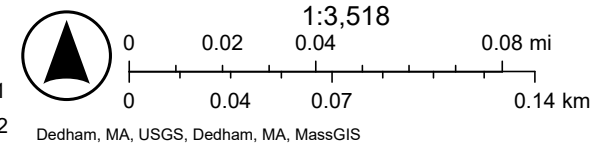


Town of Dedham Property Viewer



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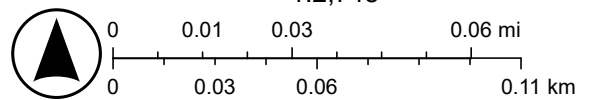
Parcels	Road Centerlines_4K	Highway	Railroad_4K	Waterlines_4K	Imagery
County; Municipal	Minor Collector	Local	Waterbodies_4K	Artificial Path	Red: Band_1
FacilitySitePoint_4K	Major Collector	Major Arterial	Lake or Pond	Stream or River	Green: Band_2
Municipal Boundaries	Freeway	Minor Arterial	Stream or River		Blue: Band_3



Town of Dedham Property Viewer

10/5/2026, 11:10:35 AM

	Parcels		Limited Manufacturing
Zoning Districts			Limited Manufacturing Type B
	Central Business		Research Development & Office
	General Business		Senior Campus
	General Residence		Single Residence A
	Highway Business		Single Residence B
	Local Business		



Dedham, MA, Town of Dedham, MA GIS Division



**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.**



**Justin Manning, CAI, AARE
President**

Phone: 800-521-0111

Fax: 508-362-1073

**JJManning.com
auctions@JJManning.com**

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