

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.