



FOR LEASE

OFFICE SPACE

78 Faunce Corner Road, Dartmouth, MA
3 Room Medical Office

60 Brigham St., New Bedford, MA
3,656 SF Medical/Gen. Office Space on 2nd Fl

634K State Rd, Dartmouth, MA
1,000 SF Retail/Office Space on Rt. 6

RETAIL SPACE

89 County Rd, Mattapoisett, MA
1,338 SF Auto Repair on Busy Main Road

12 & 14 Sconticut Neck Rd, Fairhaven, MA
1,400 SF Retail Space at Sconticut Square

73 Reeves St., Fall River, MA
2,309 SF Nice Office Building w/Parking

558 Mt. Pleasant St., New Bedford, MA
2,140 SF Multi-Purpose Flex Space

67-73 Huttleston Ave, Fairhaven, MA
2,400 SF End Cap Space

511 State Road, Dartmouth, MA
856 SF End Cap Retail/Office Space

654 State Road, Dartmouth, MA
900 SF Yoga or Dance Studio w/ Utilities

44 Troy Street, Fall River, MA
7,500 SF Office Showroom w/ Warehouse

211 Pope's Island, New Bedford, MA
3,932 SF Large End Cap Retail Space

634 C3/K State Rd, Dartmouth, MA
980 – 1,000 SF Retail/Warehouse Space

INDUSTRIAL/WAREHOUSE

232-236 Huttleston Ave, Fairhaven, MA
Two 1,200 SF Industrial Garage Spaces

376 Nash Road, New Bedford, MA
Up to 8,000 SF Ind Flex Space on 2nd Floor

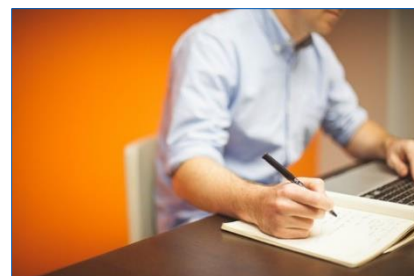
79 Brook St, New Bedford, MA
Up to 38,000 SF of Flex Space Available

**Please contact us directly at
(508) 990-4280
for further information or visit us at
www.CoastalCommercialRE.com**

Planning Your Commercial Real Estate Strategy for 2018

With the holiday season now upon us, and with there often being a natural feeling of slowing down during the holiday season, this can be the perfect time to create your commercial real estate game plan for 2018.

So, what is it that you want to accomplish within commercial real estate? Do you want to buy a building? Do you want to invest in property?



Is there a lease coming up for renewal that needs your attention? Or could it be time to consider refinancing a loan?

These are the kinds of questions that it's good to be asking yourself, because this is the time of year when you're more likely to have the time to address these subjects, and plan your strategy accordingly.

One of the best ways to begin this process is to brainstorm everything that you want to accomplish within this arena in 2018 and write these things down on a list. Then prioritize these items in the order of importance and design the game plan to accomplish each one within 2018. In addition, this is also a tool that can be utilized for accomplishing any goals that will be important to you within 2018.

Then, once you have your game plan designed for accomplishing each of your goals, it will now come down to focus and accountability. With this in mind, write down the goals that you'd like to accomplish by the end of the first quarter of next year, which will be goals that will be in alignment with everything that you want to accomplish within the entire calendar year. These first quarter goals will then represent the important stepping stones that you'll want to accomplish within that timeframe, which will then make solid progress towards you accomplishing your goals for the entire year.

Then, as you're working through the first quarter, be looking at that list of goals to accomplish within the first quarter, and schedule your activities within those weeks to make sure that you're accomplishing those goals. Along the way, at least once a week, look at that list of your first quarter goals to make sure you're on track towards accomplishing them, then make any necessary adjustments to your weekly activities.

So, then at the end of every quarter, set new goals to accomplish by the end of that next quarter, that will be in alignment with you accomplishing your overall goals for the year, and continue on in doing what was recommended to you for remaining focused and on track during your first quarter.

When you do this throughout the year, you'll then remain focused on doing what will have you achieve all of your goals for 2018.



Do you have a Commercial Real Estate Question?

Email us and we will answer
in our next month's newsletter!

CCRE@nerycorp.com

Residual Value

An estimate of how much a fixed asset will be worth at the end of its lease, or the end of its useful life. Residual value is a primary method for determining how much the lessee pays in lease payments. As a general rule, the longer the useful life or lease period of an asset, the lower its residual value.

Sold

Retail

1550 New State Hwy, Raynham, MA \$700,000
1111 Main Rd, Westport, MA \$325,000
57 Central Square # r, Bridgewater, MA \$20,000
345-349 Union St, Rockland, MA \$308,200
661 Douglas Ave, Providence, RI \$60,000

Office

632 Washington St, S Easton, MA \$410,000
521 S Main ST, #114, Providence, RI 375,000
128 Dorrance St, # d, Providence, RI \$125,000
58 Hamlet Ave, Woonsocket, RI \$140,000

Multi Family

78 Nelson St, Fall River, MA \$210,000
17 Falmouth St, Attleboro, MA \$221,500
30 Quenquechan St, Fall River, MA \$185,000
131 Deane St, New Bedford, MA \$339,000
465 N Belmont St, Fall River, MA \$205,000
285-287 Allen St, New Bedford, MA \$265,000
164 Bonney St, New Bedford, MA \$270,000
19 Linden St, Whitman, MA \$1,640,000
822 Warren Ave, Brockton, MA \$250,000
152 Althea St, Providence, RI \$100,000
432 Carrington Ave, Woonsocket, RI \$152,100
6 Verndale Ave, Providence, RI \$242,750
268 8th Ave, Woonsocket, RI \$260,000
163 Bernice Ave, Woonsocket, RI \$250,000
67-69 Ardoene St, Providence, RI \$253,000
104 Princeton Ave, Providence, RI \$480,000
47 Vineyard St, Providence, RI \$93,000
287 4th Ave, Woonsocket, RI \$149,000
213 High St, Woonsocket, RI \$170,000
30 Welles St, Woonsocket, RI \$208,000
9 Miller St, Warren, RI \$295,000
82-84 Georgia Ave, Providence, RI 255,000
102 Whittier Ave, Providence, RI \$130,000
40 Home Ave, Providence, RI \$173,000

Manufacturing

999 Reed Rd, Dartmouth, MA \$1,025,000

Warehouse

68 Falmouth St, Attleboro, MA \$250,000

Retail

Douglas Hook Rd, Gloucester, RI \$239,000

**For More Information on Buying or
Selling Your Property,
Call Us at (508) 990-4280**

Emergency Tech

Severe weather can result in serious emergencies making it crucial to have some kind of power supply during these events, such as a generator or handheld device that is capable of handling several different devices at the same time, and is powered by renewable energy.



Another vital element of an emergency kit is prepaid cell phones. These usually hold some kind of basic charge, meaning that they can be used straight away and provide an excellent safety net in the event that your main phone is damaged or lost.

Google Maps is an excellent app for use in emergencies, allowing users to be able to download maps and access them without the need for an internet connection. A Google Voice account is also a good idea, offering users a consistent phone number accessible from their account or their own phone via an app, although this does still require an internet connection.

How to Establish a Family Routine

The start of a new year provides parents a good opportunity to take a look at their current routines and see if they could be improved. Kids like routine and structure. Being able to know what to expect each day and what will come next helps children feel comfortable and safe, and allows them to thrive. With this in mind, there are many ways to establish such a routine in your home.

First, make the morning routine always the same. Children should be woken up and gotten out of bed at the same time every day, with enough time to get ready without feeling rushed. To get everyone to school on-time, establish an expectation that kids will assist you in getting out of the house, starting with small tasks when they are young.

Kids need to decompress, too, so schedule some time after school for a fun activity that they enjoy. In addition, having family dinners together at least a few times a week should also be a priority.

Middle School Studying Tips

Middle school can be challenging, but the good news is there are ways in which the challenge can be made not just manageable, but even enjoyable for young students.



One good tip is to acknowledge that being a good student takes a lot of effort and time, and academics therefore need to become one of your main focuses in life.

Middle school lessons are the basis for high school and university, making it important to begin good study habits as soon as possible. Organization is crucial to successful study, so students should ensure that their items are always placed in the right folders, and ensure that everything is always in its proper place.

Students who are struggling should always ask for help from teachers, and they may even be able to acquire the services of a free tutor.

Talking about class assignments with friends and peers can also be a big help, particularly for novel tests, as understanding can be deepened via friendly talks with others.

Financial Stability

The development of good financial habits is of vital importance when it comes to stabilizing your finances and achieving financial success.



One excellent financial habit is a setting an amount from each paycheck to be transferred automatically into a savings account.

Watching spending is also important. Impulse spending is a major problem for a lot of people, making gaining control of it vital. Also, a lot of money is wasted on online purchases and on eating out, and this can be a big budget breaker and the cause of serious financial problems.

Young people tend to not to think about retirement very much, if at all, but the earlier you plan for it the better it will be. In addition, someone who begins planning for their retirement in their 20s will see an amazing amount of growth in their investments over the long term, as opposed to someone waiting until their 30s or beyond to do it.

Richard E. Stang, Esq., Joins Coastal Commercial Real Estate

Join us in welcoming Richard E. Stang, Esq., to Coastal Commercial Real Estate as our newest Commercial Sales & Leasing Broker for Massachusetts and Rhode Island.



Mr. Stang has sales and leasing experience along with a legal, permitting, land use, environmental, engineering, management, and government relations service background. "In addition, Richard has worked as a chief legal counsel and legislative liaison in the past," said Kevin A. Nery, President, "so he brings broad knowledge to each unique commercial lease and sales transaction."

Mr. Stang's comprehensive career in commercial real estate also includes an extensive background in planning and economic development. "He brings a unique perspective to the South Coast commercial real estate landscape," noted Mr. Nery, "especially since he has been a successful entrepreneur. Richard really understands the clients' perspective." Mr. Stang has founded and owned companies in the energy, technology, insurance, and industrial manufacturing sectors.

Mr. Stang earned his J.D. from the Boston University School of Law, Boston, MA. He is a Graduate of Rhode Island College, Providence, RI, where he earned his Bachelor of Arts degree. He is a member of the Massachusetts, Rhode Island and Florida Bar and lives in Westport with his family.

Mr. Stang, Esq. can be reached at 508-990-4280 or R.Stang@nerycorp.com.



NEW BEDFORD, MA



**104,000 SF Industrial
Flex Building
\$725,000**

Call Richard at 508-990-4280 for Complete Listing Details

FOR SALE

FALL RIVER, MA



**Approved 26,733 SF Lot for Condos
Overlooking Mt. Hope Bay
\$1.5M**

NEW BEDFORD MA



**Commercial Flex Building with
17,000 SF Freezer
\$2.6M**

NEW BEDFORD, MA



**5.5 Acres Abuts
Industrial Park
\$499,000**

MATTAPOISETT, MA



**1,490 SF Two Story
Office Building
\$269,900**



December 2017

Commercial Real Estate
news and more

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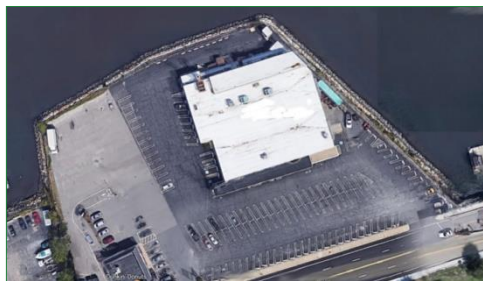
FOR SALE

MATTAPOISETT, MA



**1,338 SF Auto Repair on
Busy Main Road
\$199,000**

NEW BEDFORD, MA



**25,000 SF on 2 Acres of
New Bedford Waterfront
\$2M**

FALL RIVER, MA



**2,458 SF of Mixed Use
Retail/Office/Residential
\$214,900**

RAYNHAM, MA



**1,290 SF Mixed Use
Building on Busy Street
\$239,000**

NEW BEDFORD, MA



**7,200 SF Building
w/Garages – Inside Parking
\$375,000**

FALL RIVER, MA



**2,309 SF Former
Bank Building
\$499,000**