



FOR LEASE

OFFICE SPACE

98-100 8th Street, New Bedford, MA

1 Room Office Space in Downtown

179 William Street, Unit 9, New Bedford, MA

500 SF in Historic Downtown

376 Nash Street, New Bedford, MA

2,000 SF of Office/Retail Space

60 Brigham St., New Bedford, MA

Medical/General Office Space on 2nd Floor

360 Faunce Corner Rd, Dartmouth, MA

125 - 1,800 SF Retail/Office Space

6 Hathaway Rd, Dartmouth, MA

Brand New 800 SF Office Space

634 State Rd, Dartmouth, MA

2,800 SF Retail/Office Space

693 Purchase Street, New Bedford, MA

6,800 SF 1st Floor Corner Office in Downtown

RETAIL 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

37 Union Street, New Bedford, MA

Turnkey Restaurant/Bar

211 Pope's Island, New Bedford, MA

3,932 SF Large End Cap Retail Space

634/C/E/K State Rd, Dartmouth, MA

1,000-4,916 SF Warehouse/Retail Space

Sciticut Neck Rd, Fairhaven, MA

1,550 + 1,637 SF Retail Space

507 State Rd, Dartmouth, MA

Bank Building w/ 2 Drive Thru's

INDUSTRIAL/WAREHOUSE

558 Mt. Pleasant Street, New Bedford, MA

2,140 SF Retail/Office/Ware Showroom

67-75 David St, New Bedford, MA

Up to 225,000 SF Ind/Ware Space

17 Kilburn St, New Bedford, MA

10,000 SF Warehouse Building

79 Brook St, New Bedford, MA

Up to 38,000 SF of Flex Space Available

Please contact us directly for further
information (508) 990-4280

or visit us at

www.CoastalCommercialRE.com

Why Overpricing Your Property Can Be Fatal

Oftentimes owners can believe that overpricing their property when they first put it on the market can be a good idea. They can sometimes begin thinking, "Why not just ask for a lot more money than I can expect to get?", but this can then create problems...

When a property first comes on the market, it gets a lot of attention from the people who have been looking for this exact same kind of property. They know what's currently on the market, they've seen the properties that are the most suitable ones for them, but they haven't found the right property at the right price yet. So as a result, they're looking for the next property that comes onto the market that has the exact same features that they're interested in.

So when a property comes onto the market that has these features, normally there will be interest from a number of different parties as long as the property is fairly priced...meaning that the property is priced at fair market value, or either slightly below or above fair market value.

But why would you ever want to price your property slightly below fair market value? Well, if the market is hot, and properties like yours are in short supply, this can then create a bidding war between the interested parties. They can swoop in like sharks who are taking the bait, and then they'll compete to outbid their competitors, getting wrapped-up in a frenzy that can deliver you a much better price, similar to what happens once people begin bidding against each other at auctions.

Conversely, pricing your property just a little above market value can still be OK, because most everyone understands that there's going to be some negotiation involved before the final price is agreed upon. However, pricing your property way above market can end up turning people's stomachs, and have them think that you're outlandishly selfish, or maybe even crazy, and then this can have them not even want to begin negotiations with you. Then your property can get a stigma around it, sit on the market for quite some time, and you will have completely blown your opportunity to generate all of the initial excitement around it.

But then even if over time you begin to get more reasonable on your price, you will have lost all of your original ideal prospects, because they've now purchased the properties that they were looking for, and your broker will be out there trying to convince people that, despite the fact that your property has been overpriced for months now, you really are a reasonable person, and you're now willing to negotiate a deal at fair market value. So by not pricing your property fairly in the very beginning, you're now in the position of having to convince people that they really should be interested in negotiating with you.

This isn't the position that you want to be in, so whenever you're putting your property on the market, make sure that you price it in a manner that will get people excited about buying it!





Do you have a **Commercial Real Estate Question?**

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

CCRE@nerycorp.com

Land Lease

A land lease (also called a ground lease) is a lease agreement that permits the tenant to use a piece of land owned by the landlord in exchange for rent. Land leases work very similarly to the way traditional property leases operate, and tenants can enter into both residential and commercial agreements.

Sold

Retail

391 Winthrop St, Taunton, MA \$133,000
236 Plain St, Fall River, MA \$125,000
120 Slades Ferry Ave, Somerset, MA \$185,000
5 Green St, Carver, MA \$80,000
102 Rockdale Ave, New Bedford, MA \$215,000
3 Kempton St, Fall River, MA \$65,000
1267 Main St, Brockton, MA \$9,050,000
512 Pine St, #c4a, Providence, RI \$60,000
1215 Atwood Ave, Johnston, RI \$275,000
135-131 Swinburne Row, Newport, RI \$4,840,000
627 Douglas Ave, Providence, RI \$67,100

Office

3 N Orchard St, New Bedford, MA \$242,500
11 N 6th St, New Bedford, MA \$375,000
45 Main St, #c3, Wareham, MA \$60,000
118 Point Judith Rd, #4, Narragansett, RI \$110,000

Multi

586 Chicago St, Fall River, MA \$87,000
136 Tallman St, New Bedford, MA \$155,000
195 Bonney St, New Bedford, MA \$160,000
959 Locust St, Fall River, MA \$190,000
42 Roccliffe St, Fall River, MA \$125,000
49 Short St, Fall River, MA \$165,000
154 Summer St, Brockton, MA \$344,000
127 Newbury St, Brockton, MA \$308,000
39 Farrington St, Brockton, MA \$385,000
330 Groveland St, Abington, MA \$450,000
138 Doyle Ave, Providence, RI \$6,750
24 Whipple St, Providence, RI \$109,000
728 Broad St, Providence, RI \$125,000
16 Columbus Ave, Johnston, RI \$285,000
65 Charlesfield St, Providence, RI \$2,000,000
156 Parade St, Providence, RI \$115,000
185 Vine St, Pawtucket, RI \$215,000

Warehouse

2185 Purchase St, New Bedford, MA \$295,000
100 Whipple St, Providence, RI \$900,000

Manufacturing

13 East St, N Attleboro, MA \$273,274
15 Edna St, Providence, RI \$95,000

Balance Tips for Business Owners

Running your own business can be very stressful, and business owners in particular can find it very difficult to draw the line between work and life, but it is vital to both your personal life and the success of your business that this line does get drawn.

One of the most important tips for couples, especially those working together running a business, is to make time for their relationship, no matter how difficult that might seem with all of the stress of the business.

It is vital to spend time together away from the business to just relax and enjoy each other's company again. In addition, business owners also need to learn to delegate.

Bring in as many people as you can afford to in order to make sure that you are able to have something resembling a life away from the business.

If you train people correctly, you will be able to have faith in their ability to handle things on their own for a while, allowing you some valuable "me" time..



Apple TV Tips

Apple TVs are increasingly popular, but many people remain unaware of the hidden features and the ways in which they can get the absolute most out of their new purchase.



One good tip for those who want their TV to perform the way it looked in the showroom, is to find the hidden Demo mode. This is easy to set up inside an Apple Store by going into Settings, selecting General, and then clicking on About; then select Play/Pause a total of four times in succession, and you will be in Demo mode.

If you make a mistake with your Apple ID, with the remote control or while trying to set search terms, there is no need to panic. Just say "clear" in order to erase the text and remember to say "uppercase" when you want a letter to be capitalized.

If your TV starts acting strangely, then do what should be done with any iOS device under the same circumstances – depress the Home and Menu buttons simultaneously in order to restart the device.

Investment Advice For Millennials

Millennials will still have plenty of years left until they reach retirement age, meaning that they have a lot of time on their side in order to plan and save for that retirement.

MILLENNIALS



One of the best financial tips for millennials is to start investing as soon as they can, and then continue to do so as often as they can.

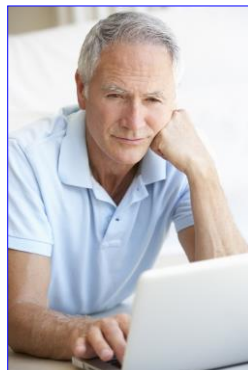
Investing should be a major priority for millennials at the start of their careers, and even if just a small contribution per month is all that can be afforded in the beginning, something is still a lot better than nothing, and it can soon add up to a tangible investment.

Another good piece of financial advice is to take advantage if your employer is offering a 401(k), or a similar retirement plan, and contribute as much as is financially possible to the plan.

Contributions to such retirement plans can decrease your taxable income level, resulting in an increase in your earnings on a tax-deferred basis.

Advice for Seniors

Making use of social media is an increasingly popular activity for senior citizens. Such platforms can be a great place for older people to stave off loneliness by being able to stay in touch with family members living in far-off places, get reacquainted with old friends, and just engage with people of a similar mindset. However, older people also need to be mindful to use social media safely and effectively, which can be done just by following a few simple tips.



Make sure that privacy settings are managed effectively, as many platforms, such as Facebook, put new accounts into sharing mode by default. See how you can control the people who will be able to view your content, perhaps with the use of defined groups.

Being selective is also good advice. Engaging only with people you already know in real life is by far the safest method of using social media, so never accept friend requests from people you do not know, as they may be hackers and thieves trying to gain access to your personal information. Seniors are also advised to think about what they post and avoid comments that could offend or embarrass those they know, such as young members of the family.

Start the Day Inspired

Many people start the day not so much inspired as angry, frustrated, grumpy and irritated at having to get out of bed in the morning. Happily there are some changes you can make to your morning routine to try and change those morning blues into something rather more positive.



For instance, one method of preventing yourself from starting to stress out the moment you open your eyes, is to avoid looking at phone messages or emails for at least fifteen minutes after you've woken up. Whatever it is, it can wait.

Another good piece of advice is to lie in bed and make a mental list of a minimum of five things for which you are grateful for in your life. Keeping yourself grounded in an attitude of gratitude for the good things in your life is a great way to change your attitude for the better.

It is also important to snatch at least fifteen minutes out of the day for yourself, in which you can just either lie or sit down and gently breathe...and meditate. This simple trick can help to calm your mind and body, resulting in a greater sense of emotional balance, and a general feeling of wellness.



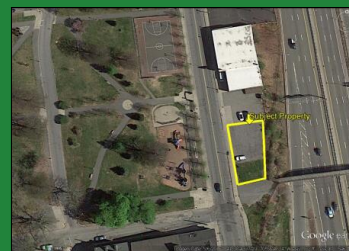
TAUNTON, MA



**2,172 SF Very High
Visibility Restaurant
\$599,000**

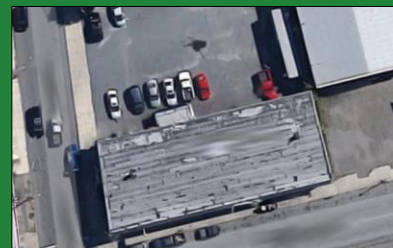
FOR SALE

NEW BEDFORD, MA



**10,000 SF Cleared Commercial Lot
Near Clasky Park
\$89,000**

NEW BEDFORD, MA



**6,520 SF Retail/Commercial Building
\$375,000**

FAIRHAVEN, MA



**LAND – 5 Acres – High Traffic Light
Location Rt 240/Rt 195
\$995,000**

NEW BEDFORD, MA



**5.5 Acres Possible Apartments
Development
\$500,000**



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Commercial Real Estate
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FOR SALE

NEW BEDFORD, MA



**2,544 SF Mixed Use
Office/Residential
\$259,900**

SEEKONK, MA



**4,472 SF Prime Route 6
Location
\$999,000**

PORTSMOUTH, RI



**5,379 SF Medical Center
Building with Lab
\$499,000**

NEW BEDFORD, MA



**1,309 SF Retail Building
w/ Car Lot
\$350,000**

FALL RIVER, MA



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

NEW BEDFORD, MA



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