



FOR LEASE

OFFICE SPACE

123 Rockdale Avenue, New Bedford, MA
3,536 SF Commercial Freestanding Building

4-18 S. Water Street, New Bedford, MA
1,312 SF on 2nd Floor in Historic District

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

RETAIL SPACE

2031 Purchase Street, New Bedford, MA
6,400 SF on 2 Floors w/Many Updates

178 Huttleston Avenue, Fairhaven, MA
4,085 SF Highly Visible Building on Busy Rt 6

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

32 Sconticut Neck Road, Fairhaven, MA
1,314 SF Retail Space at Sconticut Square

331-337 State Road, Dartmouth, MA
3,000 SF Retail Space in Mall w/10 Units

Sarah's Way, Fairhaven, MA
2,000-3,622 SF 3 Retail Spaces in CVS Plaza

161 Pope's Island, New Bedford, MA
10,183 SF in Waterfront District

12 Sconticut Neck Road, Fairhaven, MA
1,400 SF Retail Space at Sconticut Square

123 Rockdale Avenue, New Bedford
3,536 SF Commercial Freestanding Building

73 Reeves Street, Fall River, MA
2,309 SF Office Building w/Parking

INDUSTRIAL/WAREHOUSE

232-236 Huttleston Avenue, Fairhaven, MA
1,200 SF Warehouse Garage on Busy Rt. 6

161 Pope's Island, New Bedford, MA
10,183 SF in Waterfront District

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

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

How to Do Business Effectively Over the Holidays

This is the month where the holidays are officially in high gear, and it is the one time of the year that's very different than any other time. In addition, with the overall pace of life continually getting faster, this time of year for many people is a welcome opportunity to give themselves permission to actually slow down.



So, with respect to business, this is a time when people can slow down within their businesses, too, and in keeping this in mind, this can then mean that people are oftentimes a little bit easier to get a hold of, and they can now be easier to meet with in person also.

So, this can be a big opportunity for you!

You may be able to meet with people who, up until this exact time of year, have been difficult to schedule one-on-one meetings with. They may have more open time now within their calendar, and they may have the time to meet with you one-on-one. In addition, for those important people who are your best clients or customers, this could be a great opportunity for you to meet with them face-to-face and deliver your holiday gift to them. The warm and fuzzy feelings this can create can then lead to them thinking of how they could give you even more business.

The holiday season can create an interesting window of opportunity for you to meet with important people, in addition to you enjoying the holidays and relaxing a bit yourself. With this in mind, you may want to make a list of the people you would like to meet with face-to-face over the holidays, and then consider taking them out to lunch at a nice restaurant...the kind that exudes the class and good vibe that you will want them to associate with you.

In addition, as much as people like to believe that they are going to be back to work full-out right after the first of the year, once we get there, this rarely happens. January 1st is on a Tuesday this holiday season, and in reality, very few people will be fully back to work mentally before Monday, January 7th. So, the first ten days of January can also be a good time to schedule meetings with people, before their calendar and their level of activity returns to being full throttle once again.

Putting all of this together, take some time to enjoy yourself over the holidays, but recognize that this can be a key opportunity to meet with important people, and to show your gratitude towards your important clients by giving gifts in person to them.



Do you have a
Commercial Real Estate Question?

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

CCRE@nerycorp.com

Broker Price Opinion (BPO)

Also known as a Broker Opinion of Value (BOV), a BPO estimates a property's value based on a licensed real estate broker's inspection of the property, comparable listings, recent sales, and knowledge of the market. Useful when liquidating, obtaining loans, settling estates, and in buy-outs.

Sold

Retail

291 Winthrop St, Taunton, MA \$600,000
754 Nantasket Ave, Hull, MA \$700,000
92 Market St, Rockland, MA \$600,000
968 Aquidneck Ave, Middletown, RI \$1,725,000
1180 W Main Rd, Middletown, RI \$1,300,000
444 Thames St, Bristol, RI \$1,190,000
332 Farnum Pike, Smithfield, RI \$885,000
600 Tiogue Ave, Coventry, RI \$355,000
564 Child St, Warren, RI \$256,000
231 Washington St, W Warwick, RI \$239,900
3064 E Main St, Portsmouth, RI \$225,000
1373 Main St, Coventry, RI \$169,900

Office

5 Bristol Dr, Easton, MA \$1,000,000
72 Corneau St, Fall River, MA \$800,000
24 N Main St, Attleboro, MA \$195,000
1000 Plain St, 1/1st Fl, Marshfield, MA \$437,500
390 Toll Gate Rd, Warwick, RI \$3,850,000
400 Massasoit Ave, 1st fl, E Providence, RI \$205,415

Multi Unit

84 Willis St, New Bedford, MA \$265,000
193-197 N Main St, Brockton, MA \$1,535,000
1329 Main St, Brockton, MA \$700,000
312 Belmont St, Brockton, MA \$515,000
3299 E. Main Rd, Portsmouth, RI \$800,000
24-26 Elm St, Westerly, RI \$610,000
547 Academy Ave, Providence, RI \$392,000
309 Carrington Ave, Woonsocket, RI \$330,000
80 Veazie St, Providence, RI \$252,000
241 Rathbun St, Woonsocket, RI \$140,000

Hospitality

1 Main St, Fairhaven, MA \$805,200

Industrial

424 S 2nd St, New Bedford, MA \$775,000
138 Barrows St, Norton, MA \$632,500
529 Birch St, Fall River, MA \$140,000
61 Accord Park Dr, Norwell, MA \$3,000,000
24 Rockland St, Hanover, MA \$1,200,000
373 Market St, Warren, RI \$4,250,000
405 Main St, Ashaway, RI \$1,070,000
345-355 Compass Cr, 1st fl, N Kingstown, RI \$170,000

Land

419 Pike Ave, Attleboro, MA \$1,950,000
56 Liberty St, Hanson, MA \$309,000
Sunset Ave, W Bridgewater, MA \$155,000

Fire Safety

A fire in the home can be a very dangerous situation, and it is important for families to know how they are going to deal with such an eventuality in advance in order to remain as safe as possible.



One of the most obvious tips is to regularly check the smoke alarms in your home in order to make sure they are still working, thus guaranteeing you will get a warning in the event of a fire that gives you and your family more time to exit the property.

It is also a very good idea to have your family come up with an escape plan that has two possible exits from the home in the event of a fire, as well as a predetermined meeting place that all family members have agreed upon.

If you have young children, remind them that if there is a fire in the home, they are to leave the premises immediately, and not return under any circumstances, even if they want to try to save their favorite toys.

High Visibility Leasing Opportunities

Coastal Realty Commercial Real Estate currently has several leasing opportunities in high visibility locations. Call us today for full details!

2-17 Sarah's Way, Fairhaven, MA 3 Retail Spaces • 2,000 – 3,622 SF

Join high-volume CVS and Pet Depot 2,000 SF & 3,622 SF endcaps available Large pylon opportunity on new sign (part of a recent \$1M renovation for the shopping center) Well-positioned on Route 6 at a major signalized intersection, allowing for great access and exposure with almost 20,000 vehicles per day.



331-337 State Road, Dartmouth, MA 3,000 SF Unit in 10 Unit Mall

Prominent in-line position in an extremely busy and well-known State Road retail plaza. Located on high traffic portion of State Road, across the street from the Dartmouth Mall. Excellent signage on both Route 6 and Westport Road.



FOR SALE

**26,733 SF Waterfront Lot
for Up to 48 Condos
\$1.5M**



Call Richard at 508-990-4280 for Complete Details

How to Avoid Colds and Flu

Flu and colds have similar symptoms, though the flu tends to last longer and be more severe than colds, with symptoms including headaches, chesty coughs, aches and pains, fever, weakness, tiredness, and a sore throat.

The most effective protection to try and avoid getting the flu is the flu vaccine. The CDC recommends that everyone over the age of six months get a flu shot. There are a few exceptions: if you are allergic to the flu vaccine or to eggs, or if you suffer from Guillain-Barre Syndrome (GBS), you should consult with your doctor first.

Another good tip is to regularly wash your hands. This can stop the virus from getting into your body if you happen to touch your mouth or eyes.

Sleep is also important, as it helps boost the immune system. So, having seven hours of good sleep per night is a great defense.

Cutting down on your consumption of alcohol can also help to avoid colds and flu, as alcohol can interfere with sleep.

Drinking tea with honey and lemon is good for anyone already coming down with cold and flu symptoms. Also, breathing the steam can help stimulate the hair follicles inside the nose and push germs out.



Capturing Inspiration

One way to ensure that you are able to capture a great idea right away when inspiration strikes is to rethink your habits and your workspace in order to make sure they are optimized for maximum efficiency.



The simplest thing you can do is to just make sure that your space is tidy.

Whether it is a matter of organizing a desk at work or clearing up clutter and putting things onto shelves at home, getting organized is vital, as nothing destroys creativity faster than being unable to find something you need to use when a great new idea first comes to you.

Organization can also be important in the digital world, where the use of templates can prevent a lot of time spent tediously setting things up before you can ever use them.

Templates help to speed up workflow, and this strategy can also be applied to the creative process while being at home very easily.

Thoughtfully constructed templates mean that time spent setting up new ones can now be spent creating even more new things instead.



376 Nash Road
New Bedford, MA

**63,272 SF Warehouse Building
including 17,000 SF State-of-the-Art Cold Storage
\$2.5M**

FOR SALE

NEW BEDFORD, MA



**1,800 SF Auto Shop & Abutting 6,294 SF Lot
\$175,000**

NEW BEDFORD, MA



**1,760 SF on Rt 6/Rockdale Ave
\$223,000**

NEW BEDFORD, MA



**3,536 SF Building on Busy Rockdale Ave
\$825,000**

TAUNTON, MA



**2,880 SF Medical Office w/ 2 Apartments
\$349,900**

FAIRHAVEN, MA



**2,406 SF Retail Building on Rt. 6
\$499,000**

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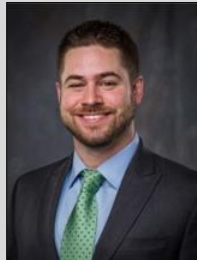
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FOR SALE

NEW BEDFORD, MA



**19,093 SF Lot Abutting Large
Shopping Center
\$289,000**

NEW BEDFORD, MA



**4,500 SF Retail Building on Highly
Visible Route 6
\$319,000**

NEW BEDFORD, MA



**2,960 SF Quintessential
New England Church
\$189,000**

NEW BEDFORD, MA



**5.5 Acres at Entrance of New
Bedford Business Park
\$499,000**

NEW BEDFORD, MA



**3,420 SF Retail/Office w/8,674 SF
Adjacent Lot
\$239,000**

NEW BEDFORD, MA



**4,143 SF Auto Repair Shop
in High Traffic Area
\$329,000**