



FOR LEASE

OFFICE SPACE

4-18 S. Water St, New Bedford, MA
1,500 SF on 2nd Floor in Historic District

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

RETAIL SPACE

331-337 State Road, Dartmouth, MA
3,000 SF Retail Space

2-17 Sarah's Way, Fairhaven, MA
2,000-5,240 SF Restaurant & Retail Space

161 Pope's Island, New Bedford, MA
10,183 SF High Profile Waterfront Property

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

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

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

INDUSTRIAL/WAREHOUSE

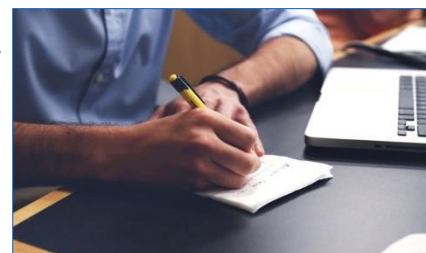
376 Nash Road, New Bedford, MA
Up to 8,000 SF Ind Flex Space on 2nd Floor

161 Pope's Island, New Bedford, MA
10,183 SF High Profile Waterfront Property

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

Is It Time for a 2018 Midyear Checkup?

Here we are right now in the middle of 2018, and how are you doing at accomplishing your goals for the entire year? It may be wise to check in and see how you're doing, to see if you're still on track towards accomplishing all that you want in 2018.



One of the interesting things about beginning each new year is that it's often the time for setting goals for the entire year. But then sometimes the goals get forgotten, we don't check in with ourselves during the year to see how we're doing in accomplishing them, and then much or all of the year can go by without any great change happening. We've become locked into our pattern of doing things the same way that we've been doing them before, and it can oftentimes just be difficult to break the pattern.

So, what are the goals that are still important for you to accomplish within 2018? Is there a lease, a building purchase or sale, or the refinancing of a building that you need to focus on? With interest rates reversing and now being on the upswing, the longer that you wait to get a new loan, the more expensive your monthly payments will likely be. It took decades for the pattern of falling interest rates to finally reverse itself, so now that we're seeing rates getting higher again, it's unlikely that this new pattern will reverse itself anytime soon.

In addition, what are the goals that you still want to accomplish within your business? Did you set goals for yourself in your business at the beginning of 2018, and if so, how are you doing at accomplishing them? With this in mind, do you now need to create an updated list of goals to accomplish between now and the end of 2018, while taking into consideration how this first half of the year has gone for you?

If we don't focus on achieving our goals and in doing the activities that will accomplish them, it becomes very easy for us to then get reactive instead of proactive, and then we can constantly feel busy, but we're not busy doing the important activities that will have us accomplish our goals. It's very, very important for us to get clear on what activities we must focus on that will have us accomplish our goals for the year.

Keeping this in mind, a good idea could be to write down the most important activities for you to remain focused on doing during the rest of the year, in order for you to then achieve your goals for the year. Then look at the list for just 30 seconds or so every day. This will help you to stay focused on doing the activities that are truly important to you, when so many other distractions are constantly coming at you every day.



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

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

CCRE@nerycorp.com

Book Value

The value of an asset, as carried on a balance sheet. It is calculated by taking the cost of an asset minus the accumulated depreciation. For real estate, book value is the price initially paid for the property. Since market value can only be assumed until the property is sold, book value is sometimes used on a balance sheet.

Sold

Retail

1890 Acushnet Ave, New Bedford, MA \$195,000
1119-1211 Rodman St, Fall River, MA \$293,000
76 Weir St, Taunton, MA \$310,000
51 Long Pond Rd, Plymouth, MA \$2.5M
30 Main St, Plymouth, MA \$915,000
1265 Post Rd, Warwick, RI \$180,000
793 Main Rd, Tiverton, MA \$17,000
1507 Pleasant St, Fall River, MA \$90,000
1641 Pleasant St, Fall River, MA \$275,000
247 Broadway, Taunton, MA \$490,000
2017 Smith St, N Providence, RI \$125,000
654 Central Ave, Pawtucket, RI \$310,000

Office

2104 Acushnet Ave, New Bedford, MA \$297,000
321 S Main St, Providence, RI \$6.5M
1058 Reservoir Ave, Cranston, RI \$175,000

Specialty

2 Depot St, E Wareham, MA \$180,000

Industrial

30 Commerce Blvd, Middleboro, MA \$9.7M
55 Pawtucket Ave, Rumford, RI \$795,000

Multi Unit

151 Bay St, Taunton, MA \$421,000
5 Stearns St, Pawtucket, RI \$260,000
23 Primrose St, Pawtucket, RI \$286,000
5-7 Pierce St, Pawtucket, RI \$333,000
187 Thomas St, Fall River, MA \$250,000
1319 Read St, Somerset, MA \$290,000
664 Walnut St, Fall River, MA \$297,000
40-44 Winter St, Fall River, MA \$319,900
588-594 S Main St, Fall River, MA \$320,000
47 School St, Middleboro, MA \$363,000
19 Wareham St, Middleboro, MA \$377,000
189-195 Middle St, Fall River, MA \$396,000
3 N Water St, Wareham, MA \$400,000
302-304 Broadway, Fall River, MA \$425,000
54 Longmeadow Rd, Taunton, MA \$500,000
2114 Philips Rd, New Bedford, MA \$556,900

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

Social Media Etiquette Tips

Social media can be a complicated place, and it is easy for people to get in trouble or annoy people without meaning to. The good news is that just following a few simple tips about etiquette can ensure that you will avoid making embarrassing mistakes while on social media sites.



One good tip is to only make use of hashtags when it is really appropriate to do so. The whole point of hashtags was to help find posts that are relevant to the hashtag but overusing them has resulted in their usefulness now being severely compromised.

Another good tip is to make sure to interact with other social media users. Social media interaction etiquette includes commenting on, liking, and sharing content that you think your followers will find interesting, understanding that the more active you are, the more you will be noticed, resulting in a natural increase in your social media presence.

Always avoid posts that are vague or too frequent, and refrain from constant complaining.

Inspire Your Staff

Words can win and inspire the hearts and minds of employees, but language is not the only important aspect of inspirational communication.



Emotional tone is every bit as important as the actual words themselves.

One important lesson on how to use both empathic and commanding language to inspire your staff is to ensure that you have stated your goal often, and in as clear a manner as possible. You should not be scared of sounding like you are repeating yourself, as the simple fact is that the more you make your point, the more that point will then be remembered by those around you. Tell stories rather than just making use of talking points and use stories that appeal to the emotions that we all have.

Making use of good jargon is also a good way to inspire your team. Jargon often gets a bad rap, but there is such a thing as good jargon, and colorful, direct and memorable examples can create a strong feeling of identity, unity, and of being part of something genuinely special.

FOR LEASE

**1,500 SF Office Space
Water Street – 2nd Floor
Downtown New Bedford**



Call Richard at 508-990-4280 for Complete Details

Traveling with Teens

Family holidays with teenagers can be difficult, but the challenge of ensuring that the time is harmonious and fulfilling for everyone can be met by following a few basic tips.



Teenagers often dislike being separated from their peer group, so ways to deal with this could include allowing them to bring a friend along or ensuring that your phone/data plan is able to accommodate plenty of social media and texting, so that they do not feel completely isolated.

Providing teens with a degree of ownership over the trip can also make them more enthusiastic. Hand over the computer and guidebook and give them the responsibility of planning one or two days in your vacation, allowing them to be more invested in the adventure, and more likely to be patient when visiting places they are not overly interested in.

It can also be a good idea to occasionally allow your teenager to leave your side and be free to explore on their own for a while, which can give everyone a breather, and be very empowering for them.

High Visibility Leasing Opportunities

Coastal Realty Commercial Real Estate currently has several leasing opportunities in high visibility locations. Call us today for full details – they won't stay available for long.



2-17 Sarah's Way, Fairhaven, MA **3 Retail Spaces • 2,000 – 3,600 SF**

Join high-volume CVS, Friendly's and Pet Depot 2,000 SF & 3,600 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 the 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

FALL RIVER, MA



Waterfront Lot Approved for Condos
\$1.5M

NEW BEDFORD, MA



7,200 SF Building w/ Garages
\$375,000

MATTAPOISETT, MA



1,338 SF Auto Repair on Main Road
\$149,000

NEW BEDFORD, MA



2,788 SF Retail/Office w/ 2 Apts
\$239,900

NEW BEDFORD, MA



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



FOR LEASE IN
NEW BEDFORD, MA

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



10,183 SF High Profile
Waterfront Property
on Pope's Island

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Follow us on



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FOR SALE

BROCKTON, MA



7,824 SF – 3 Buildings
Residential & Commercial
\$600,000

NEW BEDFORD, MA



64,678 SF Commercial
Warehouse Flex Building
\$1.1M

TAUNTON, MA



1,944 SF Upgraded Industrial
Warehouse w/1,824 Residence
\$329,000

NEW BEDFORD, MA



1,260 SF Retail/Office Building
in Downtown w/Parking Lot
\$109,900

NEW BEDFORD, MA



2,162 SF Office Building
in Mixed Use Zone
\$199,900

NEW BEDFORD, MA



1,760 SF Retail/Office Building
on High Traffic Route
\$223,000