



FOR LEASE

OFFICE SPACE

4-18 S. Water St, New Bedford, MA
Two 2nd Floor Spaces: 1,312 SF & 1,385 SF

154 Faunce Corner Road, Dartmouth, MA
1,280 SF Office/Retail Space

81 County Road, Mattapoisett, MA
1,278-1,617 SF Units in Seaside Community

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

81 County Rd, Mattapoisett, MA
1,278-1,617 SF Units in Seaside Community

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

154 Faunce Corner Road, Dartmouth, MA
1,280 SF Retail/Office 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 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

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

INDUSTRIAL/WAREHOUSE

232-236 Huttleston Ave, Fairhaven, MA
One 1,200 SF Industrial Garage Space

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

**Contact us at (508) 990-4280
for further information**

What Will Happen to Available Financing?

Having good financing available is a major supporting factor in maintaining solid commercial real estate values. Whenever our economy is recovering from an economic downturn, the increased ease with which borrowers can obtain loans, when combined with being able to buy property with a lower down payment, helps to increase both the demand and the desire within buyers to own more property, which then helps to support and drive prices upward.



Keeping this in mind, the real estate market has recovered nicely in many different geographical areas since the last recession, and the ease with which good financing has been available has definitely supported this recovery.

What does our crystal ball hold with respect to the future? Will good financing continue to be available? The good news is that the availability of good financing should continue on as long as the lenders believe that the future of the real estate market remains sound.

Right now, while many markets are experiencing sustained levels of value with their commercial real estate, the pace of buyer activity in many areas has slowed. Buyers seem to be wondering whether or not they should still be paying today's prices.

However, as long as the economy and the job market remain good, today's real estate values can still remain solid. But at the same time, the lenders, to a certain degree, need to keep a watchful eye on where they believe the real estate market may be headed, and not just focus on where the market is right now.

With this in mind, the amount of available financing should remain good as long as there no new warning signs appear on the radar screen indicating that there may be a negative turn coming within the economy. In addition, this can be dealt with differently by the various lenders. The ones that got bailed out the last time may just figure that the same money will be made available to them once again, and these lenders may still remain more aggressive with their lending.

Putting this all together, one thing remains true: the level of available financing with good terms for borrowers will probably not get better than it is right now, within this particular economic cycle.

So, if you're thinking of buying or refinancing, and getting good terms on your loan is very important to you, you may want to take action sooner rather than later. Knowing that interest rates are now on the rise, it will probably be some time before we see interest rates become lower once again.



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

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

CCRE@nerycorp.com

Leverage

Leverage is an investment strategy that uses borrowed money towards the purchase of a property.

Leverage can also refer to the amount of debt used to finance assets. When one refers to a property or an investment as "highly leveraged," it may mean that it has a very high debt to equity ratio.

Sold

Retail

214 Tremont St, Taunton, MA \$500,000
260 Dartmouth St, New Bedford, MA \$239,900
1651-1653 Acushnet Ave, New Bedford, MA \$150,000
3 Chalet Rd, Middleboro, MA \$29,000,000
1975 Washington St, Hanover, MA \$925,000
200 Social St, Woonsocket, RI \$2,626,000
629 Bald Hill Rd, Warwick, RI \$889,000
2020 Diamond Hill Rd, Woonsocket, RI \$375,000
1307 Post Rd, Warwick, RI \$193,000

Office

1857 Acushnet Ave, New Bedford, MA \$490,000
288 Highland Ave, Fall River, MA \$285,000
300 Toll Gate Rd, Warwick, RI \$2,245,000
1725 Broad St, Cranston, RI \$525,000
35 S Angell St, Providence, RI \$450,000
170 Rhodes St, Providence, RI \$207,500

Multi Units

542 County St, New Bedford, MA \$550,000
48 S Union St, Pawtucket, RI \$924,882
654 Elmwood Ave, Providence, RI \$910,999
332 Hawkins St, Providence, RI \$529,801
3-5 Linwood Ave, Providence, RI \$417,408
453-457 Elmwood Ave, Providence, RI \$378,992
995-997 Atwells Ave, Providence, RI \$347,907
95 Barstow St, Providence, RI \$276,000

Industrial

560 West St, Mansfield, MA \$38,500,000
1 Campbell St, Pawtucket, RI \$1,150,000
2736 Mendon Rd, Cumberland, RI \$350,000

Land

778 New State Hwy, Raynham, MA \$1,300,000
27-31 Hood Rd, Scituate, MA \$2,450,000
500 Narragansett Park Dr, Pawtucket, RI \$525,000
1039 Main St, W Warwick, RI \$415,000
625 Narragansett Dr, Pawtucket, RI \$215,000

Hospitality

96 Pelham St, Newport, RI \$1,578,947
29-31 Pelham St, Newport, RI \$921,053

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

Tips to Save Money

Finances can be a major source of stress for many people, but the good news is that there are some simple tips that can help to balance the budget, and maybe even cut down on some of the worries surrounding cash flow.



One of the single most important tips to save money is to take a long hard look at precisely where your money is going and begin making any viable and necessary cuts.

Whether it is a bad Starbucks habit, takeout dinners, or too many lunches out, the chances are you will find a number of things that are costing you a lot more money than you probably realize.

Planning out meals can also save you a lot of cash at the grocery store.

Other tips to reduce costs can include decreasing your phone's data usage limit, utilizing rewards programs and coupons, and beginning to track the use of your utilities such as the electricity within your home.

Dealing with a Bad Day

Everyone has an off day from time to time, and oftentimes those bad days at work are the result of circumstances and stresses beyond our control.



However, the good news is you can make a bad day at work less of a pain by following a few simple tips.

Work is one of the leading causes of stress, making it crucial to combat this by asking a few simple questions. Asking yourself what is truly important and what doesn't really matter is one of the simplest, yet most telling questions you can ask, and you can become more productive and improve your confidence once again by starting off with the easiest of tasks.

The next step should then be to create new but realistic deadlines that you will be able to accomplish and discuss workload reduction with management if you've become stretched too thin.

If the bad day your boss is experiencing because of the stress that they're under is trickling down to ruin your day, or your work relationship is suffering due to different communication styles, try to improve that relationship by adopting the other person's preferred communication style. However, on some days, the best solution may be to just stay out of their way as much as possible!

FOR LEASE

**Two Office Spaces
Water Street – 2nd Floor
1,312 SF & 1,385 SF
Downtown New Bedford**



Call Richard at 508-990-4280 for Complete Details

Tweak Your Diet

Healthy eating and improving nutrition can be intimidating concepts to many people, simply due to the level of confusion over calories, fat, and other issues. However, there are some pieces of advice that almost all nutritionists will agree on.



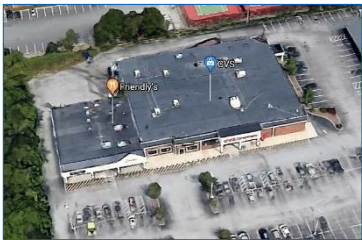
Many people are under the mistaken belief that all kinds of fat are bad for them, but the truth is that polyunsaturated and monounsaturated fats, otherwise known as omega-3 fatty acids, are the exact opposite; they're capable of helping with good heart health and reducing inflammation. These fats can be incorporated into snacks and meals with foods such as nuts, avocados, with vegetable oils, such as canola and olive, and with fish, such as salmon.

Many people still do not get enough fiber in their diet, and the best way to correct this is to consume the likes of fruits, vegetables, and whole grains.

Rather than taking away other food stuffs, it is often simpler just to think about what to add to your diet, as adding fruit and vegetables is only going to be a good thing for your health.

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 – 2,640 SF

Join high-volume CVS, Friendly's and Pet Depot 2,000 SF & 2,640 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.



FALL RIVER, MA



26,733 SF Lot for Up to
48 Condos Overlooking
Mt. Hope Bay
\$1.5M

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

FOR SALE

NEW BEDFORD, MA



4,000 SF Building
Rest/Bar/Full Liquor License
\$449,900

NEW BEDFORD, MA



2,265 SF Retail/Office or
Medical Building
\$499,000

NEW BEDFORD, MA



1,490 SF Two Story
Office Building
\$255,000

FALL RIVER, MA



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

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FOR SALE

NEW BEDFORD, MA



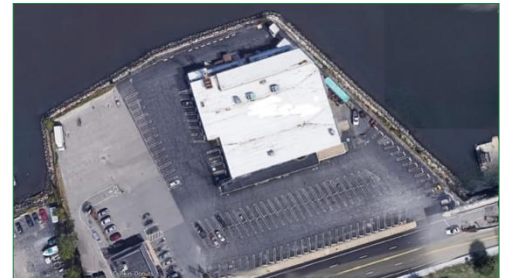
**3,420 SF Building
w/8,674 SF Adjacent Lot
\$239,000**

NEW BEDFORD, MA



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

NEW BEDFORD, MA



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

NEW BEDFORD, MA



**2,162 SF Office Building on
High Traffic Road
\$209,900**

NEW BEDFORD, MA



**2 Acre Corner Lot at Entrance
to NB Business Park
\$200,000**

NEW BEDFORD, MA



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