



FOR LEASE

OFFICE SPACE

4-18 S. Water Street, New Bedford, MA
1,500 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

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
2,000-5,240 SF Restaurant & Retail Spaces

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

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

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

INDUSTRIAL/WAREHOUSE

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

Why Commercial Real Estate is Always a Great Investment

We've been fortunate because in so many different areas within our nation, the economy has improved substantially from where it was during the Great Recession. But for those of us who have been through both up and down economic cycles, we know that a transition will be coming at some time in the future.



There's been talk about how the bond market will collapse, and talk about how the stock market is long overdue for a major correction, but what can we expect within the commercial real estate market? This all depends on the property you are holding, the quality of your tenants, and how you are positioned to withstand any changes within the economy.

For example, if you own property that is leased for the next ten years to a quality tenant, a tenant who met their financial obligations during the Great Recession, the chances are very good that you'll do just fine with this property over the next ten years, no matter what happens within the economy. If, however, you have a tenant in place who you're concerned about making it through any future economic downturn, that's another story.

With your quality ten-year tenant, the value of your building may go down during any future economic downturn, but as long as you don't need to sell during that time, how important is this really? Sure, you may lament the fact that it may not be worth what it was several years earlier, but you're still getting solid rent from a good tenant, and you know that when the good economy returns once again, the value of your building will return. In addition, there's a great chance that it will become worth even more than it ever has been in the past. So, two major keys with commercial real estate are buying at the right time when values are depressed, and renting your properties to quality tenants. In addition, you'll want the location and the design of your buildings to be such that whenever you do lose a tenant, there will be many other tenants who will line up to move into your building.

In short, by following these principles, you can control more with commercial real estate than you can with many other types of investments. Do you know precisely when the stock and bond markets are going to fall? Do you know if a company you're holding stock in right now has something going on internally that will cause the stock to plummet within the coming weeks?

Commercial real estate, when purchased and managed correctly, will help you avoid the potential pitfalls that will exist within many other types of investments.



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

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

CCRE@nerycorp.com

Debt/Equity Ratio

Debt/Equity (D/E) Ratio, calculated by dividing a company's total liabilities by its stockholders' equity, is used to measure a company's financial leverage. The D/E ratio indicates how much debt a company is using to finance its assets relative to the value of shareholders' equity.

Sold

Retail

154 Pleasant St, Attleboro, MA \$2,690,000
2 Centre St, New Bedford, MA \$750,000
698 Bay St, Taunton, MA \$360,000
2-8 Pilgrim Hill Rd, Plymouth, MA \$7,950,000
1667 Hartford Ave, Johnston, RI \$9,025,000
25 Place Blvd, Warwick, RI \$8,387,500
166-186 Cass Ave, Woonsocket, RI \$5,265,000
268-270 Broad St, Providence, RI \$3,276,496
1670 Hartford Ave, Johnston, RI \$2,300,000
1855 Diamond Hill Rd, Woonsocket, RI \$1,360,000
50 Main St, E Greenwich, RI \$935,000
1388-1390 Cranston St, RI \$325,000
598-600 Hartford Ave, Providence, RI \$165,000
592 Charles St, Providence, RI \$130,000

Office

500 Faunce Corner Rd, Dartmouth, MA \$5,800,000
285 Oliver St, Fall River, MA \$1,107,108
38 S Main St, Attleboro, MA \$650,000
147-157 Main St, Brockton, MA \$1,000,000
1 Financial Plz, Providence, RI \$51,750,000
380 Westminster St, Providence, RI \$9,500,000
120 Dudley St, 201/2nd Fl, Providence, RI \$277,450

Industrial

50 Tarkiln Pl, New Bedford, MA \$735,000
985 Belmont St, Brockton, MA \$9,825,000
210 Kenneth Welch Dr, Lakeville, MA \$1,000,000
88 W Grove St, Middleboro, MA \$715,000
244 Liberty St, Brockton, MA \$300,000
41 Commercial Way, E Providence, RI \$1,600,000
79 Aquidneck Dr, Tiverton, RI \$640,000
41 Webb St, Cranston, RI \$480,000

Multi Unit

1240-1246 N Main St, Fall River, MA \$1,100,000
21 Forest Ave, Brockton, MA \$625,000
27 Brett St, Brockton, MA \$529,900
1 Cadillac Dr, Providence, RI \$17,908,000
121 Tell St, Providence, RI \$310,000
16 Mt Pleasant St, Providence, RI \$300,000
332 Manton Ave, Providence, RI \$248,000
74 Prospect St, Woonsocket, RI \$200,000

Specialty

2 Elm Ave, Fairhaven, MA \$800,000
43 Orange St, Attleboro, MA \$185,000
127 N Quincy St, Abington, MA \$1,200,000
310 Weeden St, Pawtucket, RI \$250,000

How to Write a Job Description

The war for talent has never been fiercer than in the 21st century, and HR departments need to ensure they are at the top of their game in order to make sure they can attract the best and the brightest. The job description is an excellent way to do that, albeit one that is often overlooked.



While company culture, employee engagement, benefits and compensation are often focused on, and are certainly important, the job description is your first stab at gaining the attention of the most talented candidates.

A job description that is too casual and focuses mainly on the perks of the job could attract the wrong sort of applicants, while one that is filled with jargon specific to the company and a lengthy wish-list could also put off potential skilled workers.

Avoid scaring off candidates with too many requirements, and provide five or six vital attributes that are essential to the position. Steer clear of unrealistic expectations, and use concise, clear language while showcasing the culture of your company.

Food to Improve Your Brain

In the last few years a new field of research known as neuro-nutrition has been uncovering the effects that food can have on the brain, with an increased push to define the dietary patterns and nutrients that increase our chances of maintaining our cognitive abilities as we get older.



A Mediterranean diet, rich in fish, wholegrains, herbs and spices, fresh produce, olive oil and nuts, as well as allowing for a moderate intake of red wine and coffee, which are rich in antioxidants, can help to treat major depression. This is according to a world first trial last year at Deakin University's Food & Mood Centre in Victoria, Australia.

Those who participated in the diet displayed a significant improvement in their condition, with improvement in both their feeling and vitality.

Food-derived supplements are also being studied, with the Journal of Prevention of Alzheimer's Disease recently publishing a study which showed that elderly people who took a multi-nutrient supplement over a period of two months demonstrated a marked improvement in cognitive function.

Good foods to consume for greater brain power include green tea, lettuce, onions, broccoli, guavas, apples, berries, and tomatoes, as well as fish and fish oil tablets, turmeric, avocados, nuts, olive oil, low-fat milk and egg yolks.

FOR SALE

**9,018 SF of Retail
High Visibility/Traffic Count
Located on Rt 6 in Swansea**

\$629,000

Call Richard at 508-990-4280 for Complete Details



Great Investment Properties

163 Chancery St, New Bedford, MA, \$93,000

This 5 bay stall garage (1,200 SF) is set way back on the property and includes an additional storage room, 200 amp circuit breaker electrical service, aluminum roof, and fenced-in yard. It is perfect for a contractor, car enthusiast, or anyone who needs extra storage space.



515-517 Kempton St, New Bedford, MA, \$235,900

2,788 SF mixed-use property featuring one office unit and two residential units. Includes an additional parcel with a parking lot and 2 stall garage. Building was recently upgraded, including newer siding, replacement windows, remodeled interiors, and central heating systems.



Call us at 508-990-4280 for more information on these listings.

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 – 3,600 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.



FAIRHAVEN, MA

Call Lori at 508-736-2387 for Complete Listing Details



**Over 34 Acres Available for
Residential Development
on Sconticut Neck
\$899,000**

FOR SALE

NEW BEDFORD, MA



**7,200 SF w/Garages - Rt 6/Kempton St
\$375,000**

NEW BEDFORD, MA



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

NEW BEDFORD, MA



**1,490 SF Two Story Office Building
\$249,000**

NEW BEDFORD, MA



**5.5 Acres at Entrance to NB Business Park
\$499,000**

NEW BEDFORD, MA



**4,500 SF Retail Building on Rt 6
\$319,000**

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Follow us on



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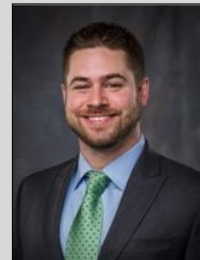
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FOR SALE

NEW BEDFORD, MA



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

FALL RIVER, MA



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

NEW BEDFORD, MA



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

NEW BEDFORD, MA



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

FAIRHAVEN, MA



**2,406 SF w/Parking Lot
On Busy Route 6
\$499,000**

NEW BEDFORD, MA



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