



A "GOOD NEWS" NEWSLETTER FULL OF FUN AND INTERESTING FACTS FOR YOU

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

32 Sciticut Neck Rd, Fairhaven, MA
1,314 SF Retail Space at Sciticut 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 Space

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

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

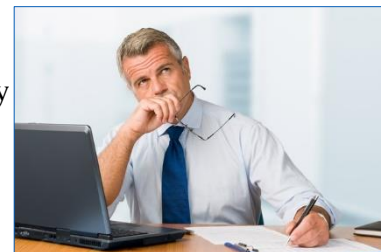
376 Nash Road, New Bedford, MA
Up to 8,000 SF Ind Flex Space on 2nd Floor

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

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

How Much Does Your Property Insurance Really Protect You?

Property insurance is something that we traditionally insist on having in place on commercial properties that we own. The thought of potentially sustaining major damage to one of our properties and not being protected by insurance for the loss would make most of us completely wince when thinking about it.



But what will your insurance company really pay you whenever you sustain a loss that you believe is fully covered by your insurance policy? We continually see ads and commercials telling us how much we can count on an insurance company to really be there and to do the right thing for us when we need them, but how much of what we hear is really true? There are stories we've heard over the years from friends and business associates telling us the reality of what an insurance company really paid them to reimburse them for their loss versus what the person thought that they'd be paid by the insurance company instead.

After all, the insurance companies are in business to turn a profit, but you need to understand what this means in terms of how much they'll really be paying you once you sustain a loss. With this in mind, earthquake insurance can be a prime example of where we can have a huge misconception about how much the insurance company will really pay whenever a claim is filed for earthquake damage. If you have a policy with a 15% deductible, for example, and it would cost \$500,000 to rebuild the entire building, you'll oftentimes need to pay for the first \$75,000 in damage done to the building by an earthquake. So, if the building sustains \$75,000 in damage from an earthquake, you'll need to pay that entire amount, as the deductible is calculated as being 15% of the total replacement cost of the building.

Keeping this in mind, something you may want to do is to have a chat with the people in the claims department of your property insurance company before you ever need to file a claim with them. Run different scenarios by them that could potentially happen to your building and include scenarios where the building sustains both partial and total damage to it. Ask them questions like, "How much would I be required to pay out of pocket in this situation?" And, "Are there any situations where I'd be required to pay more than my deductible to complete the total cost of the repairs?"

This knowledge is important because if there is a situation where the cost of doing the repair is \$200,000, but the insurance company says that they will only be paying based upon a cost of \$150,000.00 to complete the work, you will definitely want to know this beforehand and consider getting a new policy with a different insurance company.



Do you have a
Commercial Real Estate Question?
Email us and we will answer
in our next month's newsletter!
CCRE@nerycorp.com

Socially Responsible Investment (SRI)

An investment that is considered socially responsible because of the nature of its business. Common themes for socially responsible investments include avoiding leasing to companies that produce or sell addictive substances and seeking out lessees engaged in social justice, environmental sustainability and alternative energy/clean technology efforts.

Sold

Retail

562-564 County St, New Bedford, MA \$92,500
139 Brightman St, Fall River, MA \$200,000
589 S Main St, Fall River, MA \$269,900
1140 Riverside Ave, Somerset, MA \$270,000
991 Newman Ave, Seekonk, MA \$350,000
574 N Main St, Brockton, MA \$365,000

Office

91 Washington St, Taunton, MA \$1,350,000
130 Liberty St, 6/1st Fl, Brockton, MA \$170,000
2nd St, Attleboro, MA \$300,000
130 Liberty St, Brockton, MA \$170,000

Industrial

0 Manomet St (NS), New Bedford, MA \$66,000

Multi Unit

58 Ford St, Fall River, MA \$76,000
28 Wilbur St, Fall River, MA \$253,000
840 Dwelly St, Fall River, MA \$133,875
68 Foster St, New Bedford, MA \$255,000
68 Crapo St, New Bedford, MA \$240,000
207 Lindsey St, Fall River, MA \$270,000
112 Eugenia St, New Bedford, MA \$316,000
597-599 Charles St, Fall River, MA \$130,000
306 Harrison St, Fall River, MA \$320,000
522-526 4th St, Fall River, MA \$372,000
295 Huttleston Ave, Fairhaven, MA \$340,000
114 Broadway, Taunton, MA \$475,000
52 Forest St, Fall River, MA \$394,000
741 N Montello St, Brockton, MA \$432,000
869 Main St, Brockton, MA \$549,900
19-25 Forest Ave, Plymouth, MA \$685,000
750-754 N Montello St, Brockton, MA \$875,000

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

Advice for New Workers

Getting your first job can feel like a major accomplishment, as it provides the chance to make your mark and gain financial sustenance.



While there is a lot of advice out there on how to get a job, many new hires can feel left out once they've got the job, and they don't really know how to handle all the new challenges that they're facing.

One good tip for new workers is to realize that you're entering a work culture that is already established, and you're not just learning about the job and the individual tasks that you are expected to perform. In addition, you also need to learn about the inner-office dynamics, the workplace politics, and the personalities of your new co-workers.

Make sure you avoid negative co-workers and stick close to those with a positive attitude as best as you can. Build relationships with those who can be an asset to you by providing support in your new world.

While everyone wants to be successful and climb the career ladder, be aware that it will take about a year to gain confidence and really find your groove in your new job. Plus, there will be ups and downs along the way.

Managing Financial Stress

Financial troubles and large amounts of debt can cause a great deal of stress on business owners, but the use of practical tips when trying to manage financial stress can make it a lot easier to achieve financial freedom.



Keeping a positive attitude and only using positive language can help to cut down on stress and ensure that you remain focused on finding practical ways to cope with financial challenges.

The use of positive language has been shown to increase one's resolve, and strengthen the mind.

It is also a good idea to evaluate the way that you think, and try to alter your mental processes to avoid giving in to negative thoughts.

Make sure that you reach out and ask for financial advice from a professional, or from someone who has expertise with finances.

Friends or family members may be able to help you cope with the more chaotic consequences of financial problems, but financial professionals are the ones to turn to for proven and practical solutions to these difficulties.

FOR SALE

**1,490 SF 2-Story Office
Building on Highly Visible
Corner in New Bedford
\$249,000**



Call Lori at 508-736-2387 for Complete Details

Domain Name Tips

If you are intending to create a website for your business, it is crucial to have an effective domain name. The idea might seem challenging with so many websites out there already, and millions of names already taken, but the truth is that to find a smart and effective domain name for your site is actually simpler than you might think.



At its most basic level, a good domain name helps you to create a brand, which means that it needs to stand out as being unique and memorable. Short domain names are more effective than longer ones, as the fewer characters there are, the easier the name is to speak, remember and type.

The name also needs to be easily pronounceable. Otherwise it will be less memorable and will lose any easily identifiable qualities as a brand. Domain names should be intuitive and give a clear idea as to the nature of the business they're representing. Ideally, they will contain keywords within them that correspond to the keywords that people will be typing into their browsers whenever they're searching for the product or service.

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.

FOR SALE

FAIRHAVEN, MA



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

NEW BEDFORD, MA



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

TAUNTON, MA



1,944 SF Warehouse w/1,824 SF Apt
\$329,000

NEW BEDFORD, MA



42,609 SF Commercial Flex Building
\$1.1M

NEW BEDFORD, MA



2,162 SF Office on High Traffic Road
\$199,900



FALL RIVER, MA



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

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

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FOR SALE

NEW BEDFORD, MA



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

NEW BEDFORD, MA



**2,788 SF Retail w/Two
2 Bedroom Apartments
\$235,900**

NEW BEDFORD, MA



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

NEW BEDFORD, MA



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

NEW BEDFORD, MA



**5.5 Acre Corner Lot at Entrance of
New Bedford Business Park
\$499,000**

BROCKTON, MA



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