



FOR LEASE

OFFICE SPACE

67-69 Brigham Street, New Bedford, MA
1,440 SF State-of-the-Art Medical Office

675 Paramount Drive, Raynham, MA
3 Units at Raynham Woods Medical Center

4-18 S. Water Street, New Bedford, MA
1,385 SF on 2nd Floor in Historic District

2031 Purchase Street, New Bedford, MA
6,400 SF on 2 Floors w/Parking Lot

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

RETAIL SPACE

154 Faunce Corner Road, UF, Dartmouth, MA
1,911 SF Storefront in Busy Strip Plaza

161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District

2031 Purchase Street, New Bedford, MA
6,400 SF on 2 Floors w/Parking Lot

178 Huttleston Avenue, Fairhaven, MA
4,085 SF in High Traffic Location on Busy Rt 6

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

331 State Road, Dartmouth, MA
3,000 SF in Busy Plaza w/10 Units

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

INDUSTRIAL/WAREHOUSE

161 Pope's Island, New Bedford, MA
10,000 SF in Waterfront District

376 Nash Road, New Bedford, MA
8,000 SF Flex Space Near Highways

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

Here's the Current Outlook for Commercial Real Estate Financing



With the availability of good financing being so vital to maintaining a healthy commercial real estate market, it's important to look at what the experts are now forecasting for us within this arena. After all, any changes in the percentage of down payment that's required for purchasing property, as well as any changes in interest rates, will have a big impact on the continued interest of buyers towards purchasing more commercial real estate, and it will have a big impact on the price that they're willing to pay for their commercial properties, too.

With this in mind, the experts are telling us that the forecast for the continued availability of solid financing is still good. The Mortgage Bankers Association is finalizing their numbers for calendar year 2018, but as of this time they are estimating that calendar year 2018 will show an approximate 3% increase in the total number of loan originations over calendar year 2017. In addition, the good news is that lenders, by and large, are still positive about finding more good opportunities for placing more loans in 2019.

In terms of commercial bank lending, the properties that they are generally the most interested in lending on right now rank in the following order: multifamily, industrial, office, hotels, and then finally, retail. Furthermore, according to the Mortgage Bankers Association's 2019 Commercial Real Estate Finance Outlook Survey, approximately 74% of the bankers surveyed believe that the total volume of lending in 2019 will meet or exceed 2018 levels, and only 26% of the bankers surveyed believe that the total volume of lending will decrease. With this in mind, one of the reasons that multifamily loans have been so attractive to the industry is because they have been performing so well, with the delinquency rate on those loans being near all-time record lows. This makes perfect sense with all that we've been hearing around the increased demand for more multifamily housing nationwide.

However, at the same time, lenders are being more cautious at granting loans on new development projects, as by the time the new project comes to market, we could be in a very different economy than the one that we're living in right now, and the project could still be in need of finding new tenants at that time.

So, as of right now, the continued availability of good financing looks good. In addition, while this may be reassuring, there's the old expression that says that "a banker is someone who will loan you their umbrella when it's sunny, then ask for it back the moment it begins to rain." Cautious optimism seems to be the best approach in moving forward.



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

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

CCRE@nerycorp.com

Opportunity Zone Program

The Opportunity Zone program was created by the federal Tax Cuts and Jobs Act of 2017. It provides federal tax benefits to investors who realize capital gains, invest them within Opportunity Zones through Opportunity Funds, and meet other criteria.

Sold

Retail

142-150 Central Ave, Seekonk, MA \$1,350,000
6 Mozzone Blvd, Taunton, MA \$884,737
432-436 S Front St, New Bedford, MA \$170,000
621 Main St, Pawtucket, RI \$931,842
119-125 Mathewson St, Providence, RI \$780,000
1818 Mineral Spring Ave, N Providence, RI \$625,000
33 Franklin St, Newport, RI \$475,000

Office

824 Taunton Ave, Seekonk, MA \$295,000
3088 Acushnet Ave, New Bedford, MA \$155,000
3229 Cranberry Hwy, Buzzards Bay, MA \$527,500
40 Old Louisiquisset Pike, N Smithfield, RI \$780,000
365 Eddy St, 2/1st Fl, Providence, RI \$300,000
365 Eddy St, 1/1st Fl, Providence, RI \$195,000
1229 Greenwich Ave, Warwick, RI \$210,000
1026 Mineral Spring Ave, N Providence, RI \$184,500

Multi Unit

854 Belleville Ave, New Bedford, MA \$1,000,000
346-354 County St, Fall River, MA \$520,000
311 N Front St, New Bedford, MA \$285,000
131-135 Harrison St, Pawtucket, RI \$618,158
300 Old County Rd, Smithfield, RI \$485,000
8 Somerset St, Providence, RI \$365,000
80 Central St, Central Falls, RI \$320,000

Industrial

80 Sharp St, Hingham, MA \$2,250,000
400-410 Harris Ave, Providence, RI \$1,199,000
63 Beverage Hill Ave, Pawtucket, RI \$415,000
89 Valley St, E Providence, RI \$350,000

Hospitality

4 Home Depot Dr, Plymouth, MA \$15,710,000
929 Hingham St, Rockland, MA \$15,698,000

Land

Rear Crane St, Norton, MA \$325,000
535 Plymouth St, Whitman, MA \$1,100,000
0 N Main St, Carver, MA \$495,639
Fairgrounds Rd @ Kingstown Rd, S Kingstown, RI \$950,000
27 McHale Ct, Pawtucket, RI \$127,500

Specialty

50 Ferris Ave, Rumford, RI \$165,000

Fighting Dry Skin

People who suffer from dry skin, particularly in the colder months, can do a number of things to alleviate their condition, such as having brief, tepid showers, running a humidifier in the house and using a rich cream after taking a shower.



However, another way to lock in the body's natural moisture is to eat the right kind of nutritious foods. Drinking to stay hydrated is as important during winter as it is in the summer, but people sometimes forget to do this due to the cold weather. Being hydrated ensures that all the systems of the human body continue to function smoothly.

Consuming more omega-3 fats is another good piece of advice for those wanting to avoid dry skin. Omega-3 and omega-6 fats play a vital role in our skin being able to retain moisture, and, while the great majority of people already get plenty of the omega-6, increasing the amount we consume of the omega-3 is a sound strategy. Fish is the best source of omega-3 fats, and while salmon has the most, other types of fish such as tuna, halibut, trout, oysters, sardines, cod and shrimp contain plenty as well. Plant foods also contain omega-3, including flax seeds, walnuts and walnut oils, along with chia seeds and hemp seeds.

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.



NEW & IMPROVED!

www.coastalcommercialRE.com

*Check out our new website for latest listings,
newsletters, industry news & more!*

How to Get Over the Flu Faster

While many people know about flu vaccines to try to prevent getting the flu, and about methods to relieve the symptoms of the illness, there is less awareness in regards to recovery, when the virus has already weakened the body and potentially left it open to other problems.

One way to help your body to recover from the flu is to increase the moisture in the air, which can soothe the throat and help to reduce congestion. In dry rooms the use of a humidifier can go a long way to easing symptoms, and steam and even peppermint drops can help to clear the nasal passages.

Even when in the recovery stage, you still need your rest. The immune system and body remain weak even after symptoms begin to ease, and additional rest and hydration should be undertaken rather than trying to immediately return to your normal routine.

Another great way to ease any lingering symptoms is to drink herbal tea, particularly of the licorice variety.



Financial Tips for the Over 50s

Experience makes money management a good deal easier and getting some professional help from an expert will help people to avoid having to learn from and learn how to get it right much easier.



People who are over 50 need financial tips just like everyone else, and one particularly pertinent tip for them is to be more intimately involved in your own financial situation.

Longevity is only increasing, and today what we earn in our working life needs to last longer in our retirement.

Being aware of your retirement goals and connecting this to your financial situation is one of the best ways to feel like you're in control of your future.

Another good tip is to pay off debts as quickly as possible in order to have more freedom later in life. Having loans, credit cards and mortgages paid off prior to retirement is a financial goal that everyone over 50 should be striving to achieve.

Brain Health Advice

It is vitally important for everyone to do what they can to promote brain health and prevent memory loss. The good news is that there are a number of easy tips that can be followed to do just that.



One simple tip is to drink more fluids. An alarming number of people are chronically dehydrated, resulting in a foggy brain, poor memory and even headaches. The brain is 85 percent water, even more than the body (73 percent), and a dehydrated brain is unable to function efficiently.

Relaxation is also vital for brain health. Cortisol – otherwise known as the stress hormone – is produced when we are worried, anxious and overworked, which can kill thousands of brain cells and steal glucose from the brain, causing daily functioning to decline. A number of scientists are even beginning to suspect the brain actually shrinks in response to excessive levels of stress, so it is very important to kick back and chill out whenever possible.

FOR SALE

NEW BEDFORD, MA



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

NEW BEDFORD, MA



17,000 SF Freezer + 42,609 SF Flex Building
\$2.5M

FALL RIVER, MA



Waterfront Lot Approved for Condos
\$1.5M

NEW BEDFORD, MA



2,960 SF Classic New England Church
\$189,000

NEW BEDFORD, MA



19,093 SF Lot Abutting Shopping Center
\$269,000

Coastal Commercial Real Estate
700 Pleasant Street, Suite 330
New Bedford, MA 02740
508-990-4280
www.coastalcommercialre.com



Follow us on



Lori A. Nery
CBR, LMS, GRI, Vice-President



LoriNery@comcast.net
508-736-2387

Richard Stang, Esq.



R.Stang@nerycorp.com
508-990-4280

Justin Grolley, CBI, MBA



J.Grolley@nerycorp.com
508-965-8683

Joe Pinto



J.Pinto@nerycorp.com
774-400-9532

Kevin A. Nery
CBB, CBI, M&AMI, President



K.Nery@nerycorp.com
508-990-4280

FOR SALE

NEW BEDFORD, MA



**2 Acre Corner Lot at Entrance of New
Bedford Business Park**
\$200,000

NEW BEDFORD, MA



**4,554 SF Retail/Service
Freestanding Building**
\$275,000

FALL RIVER, MA



**8,688 SF Office Space on
High Traffic Road**
\$675,000

NEW BEDFORD, MA



**3,756 SF Two Story Building in
Historic Downtown Area**
\$239,900

NEW BEDFORD, MA



**1,760 SF Retail/Office/Restaurant
on Route 6/Rockdale Ave**
\$195,000

FAIRHAVEN, MA



**2,406 SF Retail/Office Building
on Busy Route 6**
\$459,900