



COASTAL COMMERCIAL

Real Estate

September 2019

news and more

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

FOR LEASE

OFFICE SPACE

827 Pleasant Street, New Bedford, MA
1,200+/- SF On 2nd Floor in High Traffic Area

179 William Street, U7, New Bedford, MA
900 SF 2nd Floor Office in Historic Downtown

398 County Street, New Bedford, MA
2,000 SF Office on the 1st Floor

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

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot

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

RETAIL SPACE

404 Winthrop Street, Taunton, MA
8,559 SF Multi-Use Building on Route 44

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

2031 Purchase Street, New Bedford, MA
3,200 SF on 1st Floor w/Parking Lot

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

191-201 Pope's Island, New Bedford, MA
1,200-1,900 SF 2 Retail/Office Spaces

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

832 State Road, Dartmouth, MA
2,520 SF Retail Building on High Visibility

INDUSTRIAL/WAREHOUSE

21 Ventura Drive, Dartmouth, MA
13,500 SF Warehouse w/Office Space

211 Pope's Island, Suite 4, New Bedford, MA
1,400 SF Storage/Contractor Space

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

376 Nash Road, New Bedford, MA
17,000 SF Freezer and/or 8,000 SF Flex Space

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

Here's Why Owners Will Sell Their Properties

There are a number of reasons why owners will sell their properties, and these reasons can differ, too, depending on whether or not you occupy the building that you own for your business, or whether you own the building purely as an investment.



When you occupy the building for your business, one of the main, underlying reasons to sell may be because the building no longer suits the needs of your business, and you now want to find another building that will better serve your company's needs. However, when you own your building purely as an investor, this reason won't come into play, because you're not running your business out of your building.

But whether or not you own the property for your business, or you own it purely for investment, there are other underlying reasons that can occur that can cause you to sell your property. For example, a death, a divorce, or a dissolution of partnership can cause you to sell your property, in order to distribute the equity among everyone involved. In addition, sometimes estate planning and/or the desire to distribute the funds among your children while you're still living can be a valid reason, too. Then again, in addition to this, you may decide when planning for your future that you want to own property in a different location, or you may decide that you want to own property that requires a lot less management.

Or, in looking at your expected retirement income, you may decide that you want to trade out of a property that's producing a lower amount of cash flow, and trade into one that's producing a higher amount of cash flow. Then in doing so, this may require trading into a property that's located in a different state, where property appreciation has been lower, but the cap rates and cash-on-cash returns have been higher.

In addition, you may observe that you don't like the transition that you're seeing going on within the area where you own your property, and you've decided that it's now time to get out, and buy property in a different location. Or you may see a transition going on in another area, and determine that the market is really going to explode there within the coming years, and you'll now want to trade out of your property in the area where you currently own it, and exchange into owning another property in the area that you believe is now poised to have a more successful future.

So there can be different reasons why you may want to sell, and some of them may be thrust upon you, while others may involve you more proactively controlling and charting your own destiny. However, in the end, the major key will always be you making the best financial decisions that will completely secure your future.



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

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

CCRE@nerycorp.com

Sublease Clause

A sublease clause may allow or prohibit a tenant from subleasing space to another person or business for a partial amount of time during the remaining time of the lease.

Sold

Retail

634 State Rd, Dartmouth, MA \$2,571,875
654 State Rd, Dartmouth, MA \$1,787,570
269 Wickenden St, Providence, RI \$1,410,000
711 Westminster St, 1st fl, Providence, RI \$195,000
35 Eddie Dowling Hwy, N Smithfield, RI \$2,233,846
76 County Rd, Mattapoisett, MA \$515,000
240 Centre Ave, Rockland, MA \$550,000
377-381 Main St, Wareham, MA \$857,500
45 Hunter St, New Bedford, MA \$20,000
1087 Newman Ave, Seekonk, MA \$250,000
1100 County St, Somerset, MA \$450,000

Office

1100 County St, Somerset, MA \$450,000
1087 Newman Ave, Seekonk, MA \$250,000
941-943 Park Ave, Cranston, RI \$290,000
742 Ten Rod Rd, Exeter, RI \$375,000
8 Sandwich Rd, Wareham, MA \$150,000
21 Wareham Rd, Wareham, MA \$330,000
60 Garside St, Fall River, MA \$350,000

Multi Unit

111 Ingell St, Taunton, MA \$485,000
77 Pitman St, Providence, RI \$7,350,000
1871 Broad St, Cranston, RI \$650,000
40-42 Hillberg Ave, Brockton, MA \$510,000
200 Warren Ave, Brockton, MA \$600,000
263-265 Rodman St, Fall River, MA \$295,000
24 Slater St, Fall River, MA \$315,000
121 Rodney St, New Bedford, MA \$290,000
878 Slade St, Fall River, MA \$370,000
50-52 Princeton St, New Bedford, MA \$370,000
72 Cedar St, Taunton, MA \$450,000
422 Reservoir St, Norton, MA \$360,000
17 Harrison St, Taunton, MA \$460,000
592 N Main St, Fall River, MA \$444,000
225 Baker St, Fall River, MA \$450,000

Industrial

630 John Hancock Rd, Taunton, MA \$25,700,000
377-381 Main St, Wareham, MA \$857,500
676 George Washington Hwy, Lincoln, RI \$1,800,000

Land

Mead St @ Fall River, Seekonk, MA \$265,000
463 Washington St, Attleboro, MA \$640,000

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

The Heart and Hydration

It is important for everyone to always stay hydrated, and never more so than during the warmer months of summer. However, for people with heart conditions, there are even more reasons to ensure that they remain hydrated, as they can be particularly vulnerable to illnesses related to hot weather.

Diuretics, which are medications used to treat heart conditions, increase the level of water removed from the body. In addition, heart disease also makes it more difficult for the heart to help keep the body cool, which can result in heat stroke.

It is important not to wait until you feel thirsty to drink. When the core temperature of the body goes beyond the normal range, often because of hot weather, the thirst mechanism of the body tends to not work as well, meaning that you can become dehydrated without even feeling thirsty. With this in mind, men and women should drink 15 and 11 glasses of water respectively every day, and possibly even more if you tend to sweat heavily during warm weather.

It's a good idea to avoid other common dehydration triggers, too, in hot weather, such as alcohol and strenuous exercise.

Online Learning Tips

Online learning is tremendously popular today, but in order to get the most from the experience there are a number of tips to follow to ensure that you remember what you learn over the long term.



The major challenge of online learning is self-discipline, and it is vital to set a plan for your study times and the duration of those study sessions, and ensure that you stick to the plan.

Study sessions should be short and interspersed with other activities such as quizzes or games, to reinforce that you truly understand the nature of what you are learning.

You should also take study breaks in which you can chat with others, get a drink, or just go for a walk every half hour or so.

It is crucial to be aware of where you can get support before you need it, whether the problem is course content or navigation, or just an issue with your device.

It is also necessary to make sure you can login to the training site and have a reliable internet connection prior to commencing your online training.

FOR SALE

**Commercial Building
with Garage - 7,200 SF**

\$375,000

Call Richard at 508-990-4280 for Complete Details



NEW BEDFORD, MA

Don't Miss These Leasing Opportunities

ONLY ONE UNIT LEFT



331 State Road, Dartmouth 3,000 SF Unit in 10 Unit Mall

Prominent in-line position in an extremely busy and well-known 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.

A MUST SEE INSIDE



2031 Purchase St., New Bedford 3,200 SF Unit 1st Floor

Substantially reconstructed building with a new roof, new electrical, new mechanicals, and new interior makeover. Ready for final tenant improvements. Well located with immediate access to Rout 195.

FOR SALE

FALL RIVER, MA



**Waterfront Lot Approved for Condos
\$1.5M**

FALL RIVER, MA



**Retail Building on High Traffic Road
415 Stafford Rd - 2,458 SF
\$214,900**

NEW BEDFORD, MA



**Retail/Office Bldg. on High Traffic Rt.
858 Kempton St. - 1,760 SF
\$195,000**

ACUSHNET, MA



**3 Retail Store Fronts + 2 Residential Apt
77 Slocum St - 5,882 SF
\$539,000**

New Bedford, MA



**General Office Building
495-501 Belleville Ave - 3,867 SF
\$325,000**

FOR SALE

**General Office on High
Visibility Corner Lot
1,961 SF • \$439,000**



MARION, MA

Call Lori at 508-736-2387 for Details

FOR SALE

**Livery Building in
Historic Downtown
Location
8,136 SF • \$750,000**

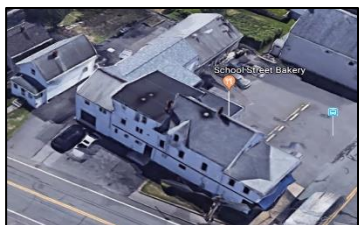


NEW BEDFORD, MA

Call Lori at 508-736-2387 for Details

PACKAGE DEAL

**Residential/Retail
Storefront - 7,059 SF and
Single Cottage - 762 SF
\$769,500**



TAUNTON, MA

Call Lori at 508-736-2387 for Details



September 2019

Commercial Real Estate
news and more

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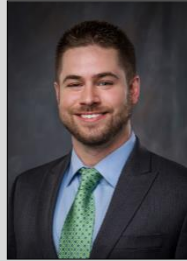
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FOR SALE

FALL RIVER, MA



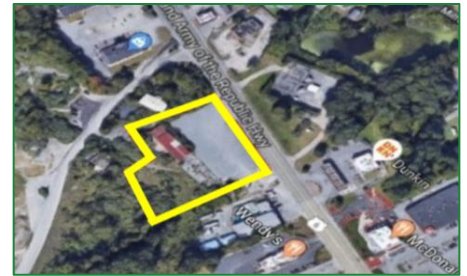
Retail/Convenience Store on
Corner - 1,256 SF
\$225,000

FALL RIVER, MA



2,734 SF Retail Office Bldg. &
2,098 SF Two-Family Res.
\$375,000

SWANSEA, MA



2.89 Acres Commercial/Industrial Lot
High Traffic Area Rt 6
\$1.75M

FALL RIVER, MA



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

NEW BEDFORD, MA



Completely Updated 23 BD
Rooming House - 3,372 SF
\$279,000

ACUSHNET, MA



Mixed Use w/ Bar Business/All Equip
& Liquor License - 5,882 SF Total
\$619,000