



## FOR LEASE

### OFFICE SPACE

242 Wareham Road, Marion, MA  
4 Office Spaces on Busy Route 6

86 Faunce Corner Road, Dartmouth, MA  
1,104 SF Office Condo

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

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

398 County Street, New Bedford, MA  
900 SF Office on the 1<sup>st</sup> Floor

65 Brigham Street, New Bedford, MA  
1,140 SF State-of-the-Art Medical Office

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

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

### RETAIL SPACE

747 State Road, Dartmouth, MA  
4,744 SF Retail Building on Route 6

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 1<sup>st</sup> Floor w/Parking Lot

178 Huttleston Avenue, Fairhaven, MA  
4,085 SF 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 for details! (508) 990-4280**

## How Egos Can Get in the Way in Commercial Real Estate Transactions

Negotiating during commercial real estate transactions can be tough, but when you're negotiating with someone who has a huge ego on the other side of the transaction, things can get even tougher.

Sometimes when people negotiate, their goal can seem to be to extract a pound of flesh out of you, so when you're dealing with someone like this, you need to stay focused on what's really important to you. Because oftentimes it's the ego of one or both of the principals who are involved in negotiating during a transaction, that keeps the transaction from being consummated, rather than the problem being about the total amount of money being paid. So whenever this happens, you may see the principals being just \$10,000.00 apart on a \$1,000,000.00 to \$2,000,000.00 transaction, and neither side will then budge from their position. Then because of this, they'll both walk away from making the deal, because neither one wants to give in to the other side, and this has now become their primary goal during the negotiations.

With this in mind, from your own perspective you want to make the deal happen if it's a good, fair transaction for you, and sometimes you may need to pay just a little bit more than you had intended to if the deal will make good sense for you in the long run. For example, if you've been looking for a building to run your business out of, and what you're looking for is very difficult to find, when you finally do locate the ideal building you definitely don't want to let this opportunity get away from you.

There is tremendous value for you in finally having located the ideal building for you to run your business out of, you'll be able to expand and have your ideal layout, and you'll be making more money out of the new building because of all this, and this all needs to be factored into your final decision. In addition, when you finally decide to sell the building years down the road, it will be in high demand, because of how hard it will still be to locate something similar on the market once again at that time, and you'll do very well for yourself financially when selling it.

So don't let your ego get in the way of you seeing the big picture, and seeing just how much owning a specific property will mean to you because of spending just a few extra dollars on it. Think long term, and recognize that 10-20 years down the road, you'll be thrilled that you bought the property at the exact same price that you paid for it, and you'll laugh at the idea of being concerned that 10-20 years ago, you thought that maybe you might have paid just a few dollars extra for it!





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[www.coastalcommercialre.com/newsletters](http://www.coastalcommercialre.com/newsletters)

### Sold

#### Retail

121 Main St, Acushnet, MA \$350,000  
333-335 S Main St, Fall River, MA \$100,000  
1675 GAR Hwy, Swansea, MA 500,000  
792 N Montello St, Brockton, MA \$200,000  
116 Front St, Scituate, MA \$930,000  
543-565 Pearl St, Brockton, MA \$990,000  
494 West St, E Bridgewater, MA \$449,000  
947 Cranston St, Cranston, RI \$400,000  
936-940 Reservoir Ave, Cranston, RI \$270,000  
7380 Post Rd, N Kingstown, RI \$390,000  
562 Newport Ave, Pawtucket, RI \$195,500  
100 Broad St, Pawtucket, RI \$3,875,000  
257 Hunt St, Central Falls, RI \$260,000  
533 Elmwood Ave, Providence, RI \$3,300,000

#### Office

540 Hawthorn St, Dartmouth, MA \$1,050,000  
794 Purchase St, New Bedford, MA \$350,000  
155 Crescent St, Brockton, MA \$299,000  
116 Tremont St, Duxbury, MA \$500,000  
379 Union St, Rockland, MA \$320,000  
100 Laurel St, E Bridgewater, MA \$3,200,000  
1199 Eddy St, Providence, RI \$500,000  
22 W Main St, N Kingstown, RI \$319,000

#### Multi Unit

63 Peckham St, Fall River, MA \$500,000  
62 Purchase St, Taunton, MA \$526,000  
246-248 Eagle St, Fall River, MA \$370,000  
75 Recreation Park Dr, Hingham, MA \$2,750,000  
481 Blackstone St, Woonsocket, RI \$520,000  
121-127 Gaulin Ave, Woonsocket, RI \$410,000

#### Industrial

436 Winthrop St, Taunton, MA \$2,707,500  
57 Manchester St, Fall River, MA \$215,000  
612 Plain St, Marshfield, MA \$3,400,000  
112 Long Pond Rd, Plymouth, MA \$625,000  
45 Reservoir Park Dr, Rockland, MA \$2,190,000  
35 Mechanic St, Hope Valley, RI \$350,000  
91 St Ave, E Greenwich, RI \$315,000  
315 Wellington Ave, Cranston, RI \$285,000  
153 James P Murphy Ind Hwy, W Warwick, RI \$590,000

#### Land

Paramount Dr, Raynham, MA \$725,000  
1 Tobey Rd, Wareham, MA \$1,350,000

#### Specialty

384 3<sup>rd</sup> St, Fall River, MA 66,000  
934 Plymouth St, Halifax, MA \$3,420,000  
1 Washington St, Newport, RI \$20,000,000

#### Health Care

767 Main St, Warren, RI \$450,000

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

## Safety Tips for Family Travel

Planning for a family vacation can be complicated, but at the top of the priority list should be ensuring that you and your family will be safe throughout your travels. The good news is that there are some simple travel tips to ensure just that.



One good tip is to buy travel insurance before you go on your trip. No one knows when a major problem such as a serious illness may befall a member of the family, and it is vital to have travel insurance coverage, particularly if you have children or elderly adults with you. Travel insurance can cover theft, damage costs, and sometimes even medical expenses.

It is also important to keep a working smartphone with you at all times. Not only can a smartphone keep you connected to friends and family during your vacation, but it can also be an invaluable device in the event of an emergency. Any important documents you are taking on vacation should be scanned in order to have backup copies saved. These copies can be saved on digital devices, in the cloud, or even in an email.

## Funny Bone

### A Bad Day

A man was sitting at the bar staring at his drink when a large, trouble-making biker steps up next to him, grabs his drink and gulps it down in one swig saying, "Well, whatcha gonna do about it?"



The man at the bar then burst into tears.

"Oh come on," the biker said. "I didn't think you'd cry. I can't stand to see a grown man crying."

"This is the worst day of my life," the man at the bar said. "I'm a complete failure. I was late to work, and my boss fired me. When I went to the parking lot, I found my car had been stolen, and I don't have any insurance. Then I left my wallet in the cab I took home. When I got home, I found a note from my wife saying she'd left me, and then after that, my dog bit me."

"So I came to this bar to work up the courage to put an end to it all. I buy a drink, I drop a capsule in it and sit here watching the poison dissolve, and then you show up, and drink the whole thing! But enough about me...how's YOUR day going?"

### FOR SALE

Mixed 2 Store Fronts &  
2 Apartments 4,845 SF  
\$349,000



NEW BEDFORD, MA

Call David at 508-990-4280 for Complete Details



# Don't Miss These FOR SALE Opportunities



## FALL RIVER

**415 Stafford Rd.  
2,458 SF Building**

2 story office/retail/residential property, off street parking and close to all area amenities. \$214,900



## NEW BEDFORD

**485 Kempton St.  
7,200 SF Commercial Building with Garage**

High traffic location, featuring office area, warehouse, and fenced in parking. \$375,000



## FALL RIVER

**Package Deal! 499-501 Stafford Rd. &  
437 Miller St.**

**2,734 SF Retail/Office Building  
2,098 SF Two-Family Residential**

The freestanding office building accommodates 1-2 businesses. \$375,000



## FALL RIVER

**270 Seabury St.  
1,256 SF Retail/Convenience Store**

Neighborhood store located on popular corner. This property includes walk-in cooler, showcase, shelving, etc. \$225,000



## TAUNTON

**12 Porter St.  
20,236 SF Mill Building**

Historic industrial warehouse on 1.92-acre lot zoned Urban Residential. \$275,000



## FALL RIVER

**1 Ferry St.  
26,733 SF Approved Lot for Condos & Garage**

Waterfront lot ready to build for condo development. Proposed 36-38 condo units with 1 level garage. \$1.5M

## FOR SALE

### NEW BEDFORD, MA



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

### MARION, MA



Office Building on Busy Corner Lot  
242 Wareham Rd - 1,961 SF  
\$409,000

### FAIRHAVEN, MA



Retail Building on Busy Rt 6  
163 Huttleston Ave - 2,406 SF  
\$459,900

### ACUSHNET, MA



3 Storefronts & 2 Residential Apartments  
77 Slocum St - 5,882 SF  
\$539,000

### TAUNTON, MA



Retail/Res 7,059 SF & 762 SF Cottage  
219 School St & 83 Winter St  
\$769,500



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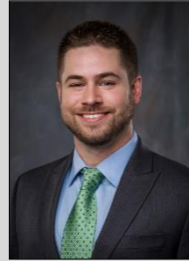
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## FOR SALE

### DARTMOUTH, MA



**Office Condo in Business Park**  
**Near Highway- 1,104 SF**  
**\$149,000**

### NEW BEDFORD, MA



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

### DARTMOUTH, MA



**Mixed-Use Building**  
**Office/Retail/Residential - 1,914SF**  
**\$475,000**

### SWANSEA, MA



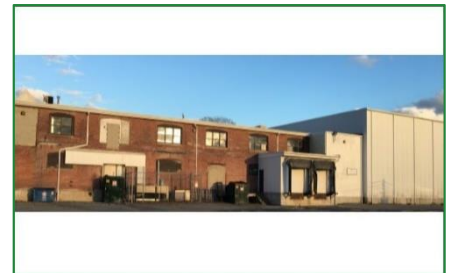
**2.89 Acres**  
**Commercial/Industrial Lot**  
**\$1.75 M**

### NEW BEDFORD, MA



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

### NEW BEDFORD, MA



**Cold Storage -17,000 SF &**  
**Flex Warehouse -42,609 SF**  
**\$2,500,000**