



FOR LEASE

OFFICE SPACE

242 Wareham Road, Marion, MA
Office Spaces on Busy Route 6
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
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 1st Floor w/Parking Lot
60 Brigham Street, New Bedford, MA
3,656 SF Medical/Gen. Office Space on 2nd Fl
172 William Street, New Bedford
1,300 SF Office Space Downtown

RETAIL SPACE

219 School Street, Taunton, MA
3,371 SF Store Front
2031 Purchase Street, New Bedford, MA
3,200 SF on 1st 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 / High Visibility
Sarah's Way, Fairhaven, MA
2,000-2,640 SF 3 Retail Spaces, Busy Plaza

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
50-56 Conduit Street, New Bedford, MA
20,000 SF Flex Space
27 Healy Street, New Bedford, MA
212,000 SF Mfg-Flex Space
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 Are Some Tips for Negotiating

So you're entering into negotiations to buy, sell, or lease a property, and you want to get the best deal that you can, while at the same time, you want to set the proper tone for negotiations. Because ideally, you'll want the person on the other side of the negotiations to perceive you as being both interested, and fair.



But with this in mind, when someone submits a ridiculously low offer on a property, or asks for something during negotiations that truly indicates that they're primarily interested in getting a pound of flesh out of you, this can really serve to kill the negotiations immediately. Because who really wants to deal with someone who seems to be motivated primarily by their own ego, and their total and complete selfishness, unless you really have no other viable options?

One of the first things that you'll want to keep in mind, is your bottom line for where the deal needs to happen in order for it to still work for you. Because sometimes principals can get so wrapped-up in the emotion of the negotiations, that they can end up making a deal that they otherwise would have passed on, and there is probably no better example of this than what can happen sometimes during auctions. The two principals continue on in bidding against each other, getting so wrapped-up in wanting to beat the other side, such that when the gavel finally comes down and the judge or auctioneer yells out "sold", the winning bidder then wonders what the heck they've really gotten themselves into!

So pertaining to your own situation, ask how important it is for you to make this deal, and if you end up not making the deal, how good are your alternative options if you're just willing to walk away from it? Because if this is a deal for a property that you know will be hard to find, and you really, really want it, don't let your ego get in the way of paying maybe just a little bit more than you wanted to. Because 10-15 years from now you'll still be thrilled with the property, and you'll laugh at the idea that maybe you paid just a little too much for it.

However, if there are comparable buildings that you can buy for a better price, or if you're an owner, and you feel confident that you can sell or lease your property for a better rate to someone else soon, then you can feel justified in just passing on the deal instead.

Either way, when you're negotiating, understand what your alternatives are, and what the supply and demand within the current market is, and this will then help you to make the decision that's truly the best one for you.



Disaggregating Demand

The process of separating & identifying various factors that affect the demand for a given property type or the differentiation of demand by category (re: tenure, household income, geographic submarket).

SOLD

Retail

255 Warner Blvd, Taunton, MA \$10,150,000
735 Pleasant ST, Fall River, MA \$450,000
3066 Cranberry Hwy, E Wareham, MA \$3,425,000
1724 Main St, Brockton, MA \$2,200,000
15 Sandwich St, Plymouth, MA \$1,150,000
150 W Center St, W Bridgewater, MA \$855,000
76 Water St, Plymouth, MA \$840,000
616 Centre St, Brockton, MA \$333,500
510 E Main Rd, 1st Fl, Middletown, RI \$165,000
262 Post Rd, Westerly, RI \$649,999
444 Thames St, Bristol, RI \$1,300,000
3895 Main Rd, Tiverton, RI \$330,000
1611 Westminster St, Providence, RI \$430,000
628 Dyer Ave, Cranston, RI \$105,000
1326 Plainfield Pike, Warwick, RI \$367,000
54 Sabin St, Pawtucket, RI \$248,000
3883 Main Rd, Tiverton, RI \$800,000

Office

412 County St, New Bedford, MA \$475,000
541 Plain ST, Marshfield, MA \$690,000
72 Sharp St, 2nd fl, Bldg A, Hingham, MA \$555,000
51 Mill St, 1st fl, Hanover, MA \$347,500
85 Beach St, 2nd fl, Westerly, RI \$87,500
11 Catherine St, 1st fl, Newport, RI \$565,000
20 Centerville Rd, Warwick, RI \$677,000
172 Cushing St, Providence, RI \$5,100,000

Multi Unit

30 N Pleasant St, Taunton, MA \$670,000
23 Melrose St, E Greenwich, RI \$750,000
21 Russo St, Providence, RI \$395,000
96 Jewett St, Providence, RI \$440,000
77 Governor St, Cranston, RI \$390,000
332 Manton Ave, Providence, RI \$350,000
16-20 Grove St, Providence, RI \$1,238,000
203-209 Dexter St, Providence, RI \$462,000

Industrial

65 Falmouth St, Attleboro, MA \$235,000
201-203 4th St, Fall River, MA \$399,000
1150 W Chestnut St, Brockton, MA \$9,225,000
8-18 Natalie Way, Plymouth, MA \$4,400,000
108 Mayflower Dr, Hanover, MA \$878,000
2 Wesleyan Ave, Providence, RI \$375,000
60 Evergreen Ave, Warwick, RI \$480,000
1353 Main St, W Warwick, RI \$200,000

Land

50 Country Way, Scituate, MA \$2,900,000
7 Mattakesett St, Pembroke, MA \$725,000
108 Mayflower Dr, Hanover, MA \$122,000
2310 Division Rd, W Greenwich, RI \$250,000
1795 Post Rd, Warwick, RI \$950,000

Specialty

2 A St, Hull, MA \$3,000,000

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

Financial Tips for Teenagers

Many teenagers are unaware of how the economy works, and have received little in the way of economic schooling, although many are increasingly aware of the importance of the subject.



The good news is there are ways for teenagers to become more financially literate...

One good tip for teens who want to better manage their money is to set goals.

Money management that has a purpose is inevitably more meaningful, and can include the cost of gas or car insurance, or saving up for a trip with school friends.

Teenagers with little in the way of income should still open a savings account. Setting aside a portion of pocket money or the wages from part-time work can build over time and help to successfully achieve the bigger goal.

Teenagers also need to learn about privacy and security in regard to financial matters, including the dangers associated with identity theft in today's modern world.

How to Survive Social Media

Social media can be addictive so much so that it can end up becoming an actual source of stress in the lives of many people.



However, this is not the way it has to be, and there are some helpful tips to enable people to take back their lives from the grasp of social media. One good tip is to be careful making posts on social media relating to some mysterious drama going on in your personal life. If you want to talk about something that is bothering you, then talk about it. But if you would rather keep these issues private, and not risk important business associates finding out about them, then you do not want to even hint about them online.

Remember that once you have posted something, it is likely going to be out there forever in one form or another. So keep that in mind before every post you make. In addition, if you have really had enough of social media and intend to leave it for good, just do so. Leave quietly, and do not go back, and do not make long posts about your intentions, because many people may see it as you disapproving of their own involvement in social media.

FOR SALE!

Historic Downtown Office Building
8,136 SF - \$750,000



New Bedford, MA

Call Lori for Details! (508) 736-2387 or lorinery@comcast.net

Don't Miss These FOR SALE Opportunities!



Marion

242 Wareham Rd.

1,961 SF Corner Lot Office Building

Freestanding building offers 6 offices, conference room, kitchen, & 2 means of egress. Renovated throughout. \$ 399,000



Acushnet

77 Slocum St.

5,882 SF Retail 3 Store Fronts & 2 Residential Apartments

Highly visible corner lot property includes to spacious residential apartments & 2 businesses. \$549,000

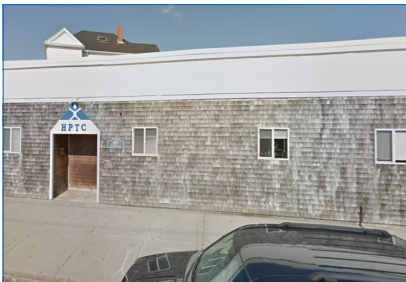


New Bedford

493 Belleville Ave

3,372 SF Rooming House

Completely renovated 23 bedroom rooming house. \$279,000



New Bedford

495-501 Belleville Ave

3,867 SF General Office Building

Well maintained building on corner lot with a wonderful layout for your office or business. \$325,000



Taunton

123 W Water St.

3,250 SF Res/Bar w/ Liquor License

Favorite locals spot for over 30 years with loyal customer base, ample parking and easy access. \$320,000

FOR SALE NEW BEDFORD



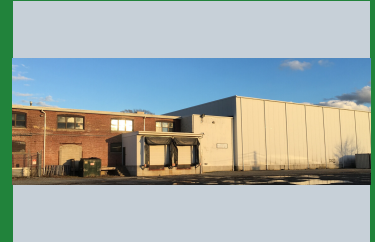
**2,960 SF Quintessential
New England Church**
\$159,000

TAUNTON



**Package Deal! 7,059 SF Retail/Res &
762 SF Single Cottage**
\$769,500

NEW BEDFORD



**17,000 SF State of the Art Cold Storage
& 42,609 SF Flex Whse**
\$2.5M

FALL RIVER



26,733 SF Lot for Condos & Garage
\$1.5M

FALL RIVER



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



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Commercial Real Estate

February 2020

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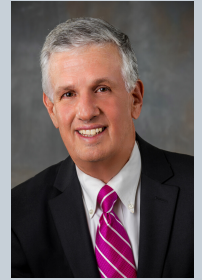
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FOR SALE

TAUNTON, MA



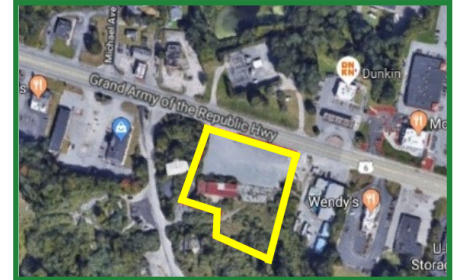
Manufacturing Building or
Residential Development
20,236 SF - \$275,000

WARWICK, RI



7 Lots Near Airport
1.59 Acres - \$4M

SWANSEA, MA



Commercial/Industrial Lot
on Busy Route 6
2.89 Acres - \$1.75M

NEW BEDFORD, MA



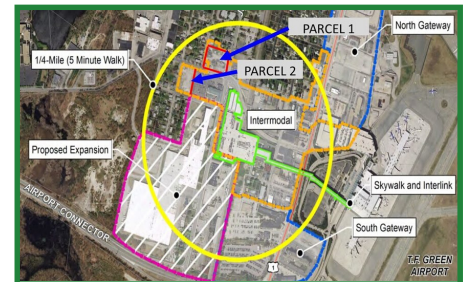
Commercial Building with Garage
7,200 SF - \$375,000

NEW BEDFORD, MA



Custom Commercial Garage
8,470 SF - \$239,900

WARWICK, RI



Intermodal Development
Airport Opportunity
1.61 Acres Lot - \$2M