



FOR LEASE

OFFICE SPACE

412 County Street, New Bedford, MA
Office Spaces, All-Inclusive

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

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

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, MA
1,600 SF Office Space Downtown

26-30 Union Street, New Bedford, MA
1,500 SF Office Space, 2nd Fl

RETAIL SPACE

46 Marion Road, Mattapoisett, MA
1,400 SF Retail Space on Busy Rt. 6

219 School Street, Taunton, MA
3,371 SF Store Front

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

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, High Visibility

4 Plaza Way, Fairhaven, MA
14,698 SF Retail/Office Space

Sarah's Way, Fairhaven, MA
2,000-2,640 SF 3 Retail Spaces

INDUSTRIAL/WAREHOUSE

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

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 for details!
(508) 990-4280

What to Say When Your Tenant Asks You for a Rent Reduction

We're living in very challenging times, and if you're a landlord, and you haven't yet been asked for a rent-reduction or a rent concession from one of your tenants, the chances are pretty good that this may still happen to you. So with this in mind, how should you then respond to this request? Ideally you'll want to come from

a place of compassion, because your tenant is most likely going through a tough time, and you'll want to maintain a good relationship with them. Because in reality, in many ways your tenants are your partners in success, because when they're doing good and they can pay you your rent, you become even more successful financially. So in keeping this in mind, when that phone call comes, be understanding, and then ask them, "So what are you suggesting?" This will then put the ball in their court, and it will save you the possibility of you offering them an even greater concession than what they originally had in mind.



Then, when they tell you what they have in mind, you can either accept it right then in the moment, or if you're not certain about this, or if it seems like they may be asking you for too much, you can simply say, "I don't believe I can give you that much, but let me think about this, and then I'll get back to you." This will then allow you to hang up the phone, think about it for several hours, or until the next day or so, and then be certain that you'll be coming back to them with a proposal that will be a good one for you.

The last thing that you want to do is to accept something immediately on the telephone that you'll later regret, and utilizing this approach will help you to make sure that you don't do this.

Then, when you finally call them back on the phone, it's all about what you can then negotiate that's mutually agreeable between the two of you. In addition, feel free to utilize those same words again if they later give you a counteroffer that may still be asking too much of you: "I don't believe I can give you that much, but let me think about this, and then I'll get back to you." This shows them that you're willing to work with them, and that you're giving what they're asking for serious consideration, and they'll really appreciate this.

Ideally you'll want to strike an agreement that will be good for both of you, because in this economic environment, finding the next tenant who will move in and pay you the ideal rent you want every single month, may not be as easy as you'd like it to be.



Coincident Indicator

A metric that shows the current state of economic activity within a particular area, showing economists and policymakers the current state of the economy include employment, real earnings, & average weekly hours worked in manufacturing,

SOLD

Retail

146 18th St, Fall River, MA \$175,000
933 County St, Somerset, MA \$370,000
98 County St, New Bedford, MA \$675,000
225 Rockland St, New Bedford, MA \$190,000
168 Pleasant St, Brockton, MA \$340,000
638 Belmont St, Brockton, MA \$6,592,741
719 Belmont St, Brockton, MA \$2,000,000
715 Belmont St, Brockton, MA \$215,049
675 Belmont St, Brockton, MA \$174,001
683 Belmont St, Brockton, MA \$18,209
628 Belmont St, Brockton, MA \$565,000
120 South Ave, Whitman, MA \$525,000
6690 Post Rd, N Kingstown, RI \$505,000
939 Newport Ave, Pawtucket, RI \$1,000,000
1235 Wampanoag Trl, E Providence, RI \$2,250,000
117 Broadway, Providence, RI \$400,000
1065 Tower Hill Rd, N Kingstown, RI \$1,000,000
510 E Main Rd, 1st fl, Middletown, RI \$132,500
1453 Diamond Hill Rd, Woonsocket, RI \$1,195,000
1568 Main St, W Warwick, RI \$244,000
236 Wayland Ave, Cranston, RI \$259,900

Office

71 County St, Attleboro, MA \$335,000
145 Broadway, Taunton, MA \$277,500
551 Plain St, Marshfield, MA \$425,000
1350 Belmont St, U: 11-44, Brockton, MA \$450,000
663-681 Atwood Ave, 1st fl, Cranston, RI \$250,000
401 Broadway, Providence, RI \$666,500
Units 515-17 Kempton St, New Bedford, MA \$245,000
187 Rockland St, Fall River, MA \$270,000
81-89 Crawford St, Fall River, MA \$406,200
310 Robeson St, Fall River, MA \$375,000
380 Belmont St, Brockton, MA \$750,000
217 Pleasant St, Brockton, MA \$690,000
364 High St, Central Falls, RI \$475,000
140 Courtland St, Providence, RI \$717,000
1509 Westminster St, Providence, RI \$666,500

Industrial

89 Globe Mills Ave, Fall River, MA \$900,000
600 Turnpike St, Easton, MA \$2,850,000
24 Sandwich Rd, Wareham, MA \$750,000
440 Dry Bridge Rd, 1st fl, N Kingstown, RI \$470,000
44 Shun Pike, Johnston, RI \$470,000
538 Main St, Coventry, RI \$400,000
33 Web St, Cranston, RI \$573,000

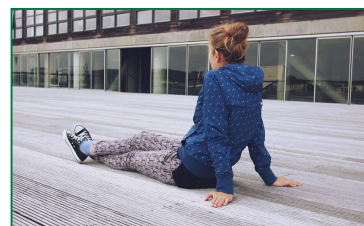
Land

1272 W Main Rd, Middletown, RI \$3,500,000

For more information on buying or selling your property call us at (508) 990-4280

Mental Health and Teenagers

According to research, teenagers do not get enough exercise or sleep, and spend too much time on the Internet. Teenagers who do not take care of themselves enough can also be at risk for mental health problems.



This makes it all the more important for parents to teach their children about good self-care, which includes basics such as getting plenty of exercise and sleep, and eating well. Too many teenagers rely on junk food, which can harm them both physically and mentally, with recent research indicating that poor diet is one of the risk factors for the development of depression. Junk food can be convenient for busy teens, which makes it important for parents to ensure that they can access healthy food options, such as fresh fruit and vegetables, just as easily. Parents should also ensure teenagers are getting enough sleep by limiting their screen time prior to bedtime, and ensuring that a good bedtime routine is in place, especially on school nights. In addition, ensure that teens cannot access their phones after bedtime.

Putting all of this together, it can take just a few simple changes to ensure teenagers are both healthier and happier.

Food Safety Tips

Food safety is of vital importance in regard to ensuring that food contains no harmful bacteria, and for preventing illness caused by unsafe food.

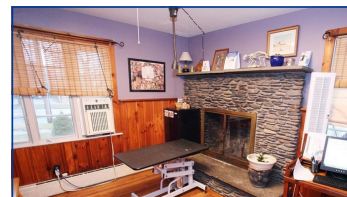


One good tip is to ensure that the kitchen remains spotlessly clean. Bacteria cannot always be seen by the naked eye, but they can still be very dangerous. So it is crucial to ensure that hygiene is strictly maintained in any environment where food is kept and prepared.

A food thermometer should also be made use of, particularly for the likes of poultry, seafood and raw meat. These foods need to be cooked thoroughly to ensure there is no chance of its consumption resulting in a food-borne illness. Eggs are a massively popular food, but they need to be cooked until both the white and yolk are firm so as to avoid the possibility of salmonella. Fruit should be rinsed and inspected for bruised areas, and such areas can simply be removed so that the rest of the fruit can be enjoyed.

FOR SALE!

Commercial Bldg on Busy Corner
3,945 SF - \$475,000
New Bedford



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

Don't Miss These FOR SALE Opportunities!



ACUSHNET

77 Slocum St.
5,882 SF Retail/Residential

3 Retail Store Fronts &
2 Residential Apartments. \$549,000



TAUNTON

123 W. Water St.
3,250 SF Restaurant with Bar

All licenses in place, including
liquor and food. \$320,000



SWANSEA

718 Front GAR Highway
2.89 Acres Commercial/Industrial Lot

Capitalize on this highly visible
location. 400+ feet of frontage zoned
General Business. \$1.75 M

Email Organization Tips

Many people find that their Inbox in their email account is disastrously bogged down by the sheer number of emails, but the good news is it can be kept under control by using folders, rules and a number of other strategies.

The great majority of email systems, including Apple Mail, Gmail and Outlook, provide the ability to use rules to filter email messages.

This can be a big help to narrowing down a packed Inbox, but even before doing this, deleting messages you are sure will never be needed again can be a big help. The fewer the messages, the easier it will then be to filter them all.

After filtering, the emails will still need somewhere to go. Extra mailboxes, also referred to as folders, can help here. The number of folders is up to the individual's own preferences, though some will already have been set up by the email app that you use.

Folders for different things such as receipts, bank statements and emails from friends and family members can all be created by you, and the help feature of your email system can also assist you in setting up rules. With this in mind, there are a number of different options that can help you with filtering, including filtering by the date, subject or email address of the sender.



FOR SALE NEW BEDFORD



800 SF Garage with Multiple
Opportunities
\$110,000

NEW BEDFORD



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

TAUNTON



20,236 SF Manufacturing Building
\$275,000

NEW BEDFORD



3,372 SF Updated 23 Bedroom
Rooming House
\$279,000

NEW BEDFORD



8,136 SF Historic Building
\$750,000



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Commercial Real Estate

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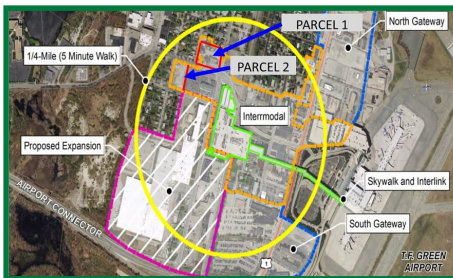
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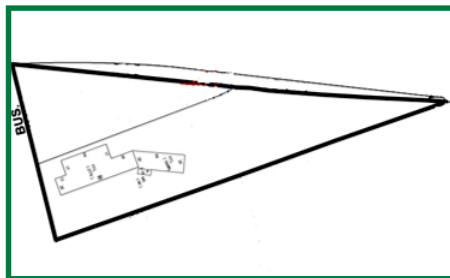
FOR SALE

WARWICK, RI



1.61 Acres Lot near Airport
\$2M

NEW BEDFORD, MA



3,865 SF Retail Building on Busy Rd.
\$630,000

FALL RIVER, MA



26,733 SF Lot for Condos
\$1.5M

WARWICK, RI



1.59 Acres, 7 Lots Total
\$4M

NEW BEDFORD, MA



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