



FOR LEASE

OFFICE SPACE

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

401 County Street, 2nd Fl, New Bedford, MA
2,800 SF Downtown Office Space

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

65 Brigham Street, New Bedford, MA
1,140 SF Medical Office Space

172 William Street, New Bedford, MA
1,600 SF Office Space Downtown

RETAIL SPACE

288 & 292 Union Street, New Bedford, MA
2 Store-front Retail Spaces in Downtown

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

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

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

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

67-73 Huttleston Avenue, Fairhaven, MA
600 SF & 1,250 SF Retail Office Space

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

12 Sconticut Neck Rd, Fairhaven, MA
1,400 SF Retail Space in Busy Corner Plaza

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

INDUSTRIAL/WAREHOUSE

401 County Street, New Bedford, MA
860 SF Detached Storage Garage

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 at
(508) 990-4280

Is It Time to Revisit Your Goals for 2020?

Let's face it, a lot has changed within recent months, and these changes were not on our radar screen when we originally designed our goals for 2020. So with this in mind, might it be appropriate right now to revisit the goals that you set for yourself this year, to determine whether or not they need revision?



With the business closures that have occurred, the reduced income, and people getting laid off from work, so many people have been impacted by all of this. In addition, people who own properties are dealing with tenants who can't pay their rent, and it's looking like this will continue on into our future.

Even when it comes to other investments, unless you're invested in a company that has been experiencing a boost to its revenue and profitability because of COVID-19, the chances are that the company or companies you're invested in have been facing their own financial challenges. So with this in mind, it may be time for you to do the following:

- 1) Take a look at the goals that you set for yourself for 2020, and determine if they need to be revised.
- 2) In addition to doing this, take a look at the game plan you designed for achieving these goals, and determine whether or not that game plan now needs to be revised, too.

In keeping this in mind, what is your income goal between now and the end of the year, taking into consideration everything that's been going on, and including your predictions around how everything will be playing out economically for you between now and December 31st? In addition, what is your game plan for accomplishing this goal, including all of the activities that you must be doing on a daily, weekly, and monthly basis in order to achieve your goal?

With all that we've been experiencing, engaging in this process can help you to add more clarity, certainty, and direction to your life in moving forward, and let's face it, we can definitely all use more of this during these challenging times.

With the continuation of the pandemic, the upcoming November election, the release of the vaccine, and what world leaders are now referring to as being "The Great Reset"...a major revision to capitalism that they're saying will be rolled out to all of us during the first half of 2021, things are likely to continue on in getting very interesting.



Rent Concessions

This allows for discounted rent for a fixed amount of time to allow tenants to make renovations or any other adaptations that will incur additional expenses before moving in.

SOLD

Retail

499-501 Stafford Rd &
473 Miller St, Fall River, MA \$270,000
271 County St, New Bedford, MA \$60,000
739 N Main St, W Bridgewater, MA \$425,000
239-243 Onset Ave, Onset, MA \$570,000
10 Lone St, Marshfield, MA \$900,000
337 W Grove St, Middleboro, MA \$260,000
99 Budlong Rd, Cranston, RI \$385,000
489 Diamond Hill Rd, Woonsocket, RI \$110,000
45 Hodsell St, Cranston, RI \$130,000
259 Central Ave, Pawtucket, RI \$315,000
1989 Plainfield Pike, Johnston, RI \$1,000,000
710-712 Admiral St, Providence, RI \$210,000

Office

785-777 N Main St, Providence, RI \$350,000
1005 Reservoir Ave, Cranston, RI \$200,000
251 Wickenden St, Providence, RI \$500,000
Multi Unit
76 S Washington St, Norton, MA \$1,025,000
1 Kelly Ln, Norton, MA \$1,075,000
44 Summer St, Taunton, MA \$480,000
294 Robeson St, Fall River, MA \$279,500
109-111 Main St, Acushnet, MA \$260,000
7 Water St, Dartmouth, MA \$1,540,000
79-81 Thomas St, Fall River, MA \$455,000
473 Walnut St, Fall River, MA \$425,000
712-722 Eastern Ave, Fall River, MA \$405,510
188-190 Park St, N Attleboro, MA \$460,000
149 Nelson St, Fall River, MA \$435,000
590-592 S 1 st St, New Bedford, MA \$400,000
75 Intervale St, Brockton, MA \$700,000
15 Connecticut Pl, Brockton, MA \$322,000
35-39 Grape St, Providence, RI \$285,000

Industrial

456 Bedford St, Fall River, MA \$15,450,000
137 High St, Mansfield, MA \$4,000,000
965 Plain St, Marshfield, MA \$4,750,000
44 Bedford St, Middleboro, MA \$4,600,000
500 Wood St, 1 st Fl, Bristol, RI \$750,000
16 Green Hill Rd, Johnston, RI \$1,100,000
71 Dexter St, Pawtucket, RI \$300,000
85-89 Corliss St, Providence, RI \$1,225,000

Land

2004 Main Rd, Westport Point, MA \$875,000

Specialty

120 Rochambeau Ave, Providence, RI \$700,000

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

Delegating Tips

If you are in a position such as a manager team leader or a group leader from time to time you will probably become overloaded with too much work.

You will then have to ensure that these tasks are carried out by their deadlines by delegating them to other employees. With this in mind,

task delegation is a vital skill for all managers and is not always easy, but there are some tips that can be followed to ensure efficiency in your delegation.

One crucial tip is to set priorities. All tasks need to be lined up depending on their level of importance, which will require an intricate knowledge of the whole project, as well as deadlines. Team members can then be told to attend to certain tasks right away, while others can wait until later.

Another important tip is to delegate those tasks to workers depending on their particular set of individual skills. Team leaders may delegate work depending on work load, which may not help the task to be completed efficiently. Tasks should be assigned based upon the skill set of your individual employees.



The Best Financial Tips

Making the decision to try and improve your financial situation is a crucial step for anyone, and it is important to be aware of some basic tips that can help with getting ahead in regards to money.

One good tip is to perform a review of all of your insurance policies.

Many people are paying far more than they need to for the likes of disability and life insurance, and while it is crucial to have sufficient insurance to protect dependents and income from unexpected events, it is a good idea to check to see if you're paying too much.

Many people have actually never bothered to make out a will or a living trust, and anyone who has any dependents should do so.

If the situation is simple enough, a will can even be written at home utilizing software such as Nolo's Quicken WillMaker and Trust.

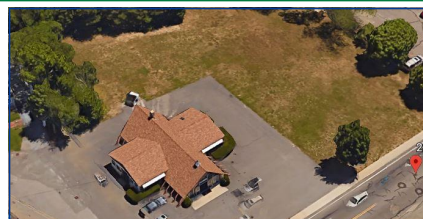
It is also a good idea to make sure your record keeping is as thorough as it can be, too.

Those who are less careful may not be claiming of all the income tax deductions and credits to which they are entitled, so make sure that you are up to speed on this, and that you are working with the best and most knowledgeable professionals within this arena.



FOR SALE!

.94 Acres Retail/Office/
Development in Prime Location!
\$1.1M



Hyannis, MA

Call Kevin for Details! (508) 990-4280 or K.Nery@nerycorp.com

Don't Miss These FOR SALE Opportunities!



NEW BEDFORD

107 Grinnell Street
(133-135 Acushnet Avenue)
1,269 SF Office/Retail Opportunity
Remodeled free standing stucco building. Large open floor plan, new roof, off street parking & full basement. Zoned mixed use business. \$165,000



NEW BEDFORD

866 Kempton Street
1,760 SF Retail/Office Space
Located on Busy Route 6 & Rockdale Ave/Buttonwood Park area. High traffic & high visibility with heavy foot traffic. \$275,000

Drink Red Wine

Drinking red wine comes with a number of health benefits such as helping to boost gut bacteria.

Wine helps to increase your microbiome's good bacteria diversity level and can also help with losing weight and cutting down bad cholesterol.

It is not the alcohol in wine that affects the gut so much as the polyphenols that exist in red wine, and these can also be found in vegetables and fruit.

A microbiome that is unhealthy can cause the immune system to function poorly, in addition to contributing to high cholesterol and weight gain. A healthy microbiome is one that contains a number of different bacteria.

Although this news is good for wine drinkers, it should not be used as an excuse to drink wine excessively.

An over-consumption of alcohol affects the body in a number of unhealthy ways, and can result in certain cancers, liver diseases and pancreatitis.



Amazing Science Facts

Science is an amazing field, and it contains a seemingly limitless number of incredible facts that most people didn't even know about.

One fascinating fact is that saliva is crucial to people's ability to taste food. Saliva is responsible for dissolving the chemicals that are present in food, and it is only after they have been dissolved within a liquid that taste bud receptors are then able to detect them.

Another far more bizarre fact is that grasshoppers have ears located not on the side of their head like human beings, but within their bellies. Grasshoppers have a form of eardrum that serves the same purpose as in humans, which the wings then cover and protect when they reach adulthood, and these enable grasshoppers to then hear their fellow grasshoppers.

Stomach acid is so corrosive that it is capable of dissolving stainless steel. It is only an alkali bicarbonate solution secreted by the stomach lining that then protects it from the acid's corrosive effects.



FOR SALE

TAUNTON, MA



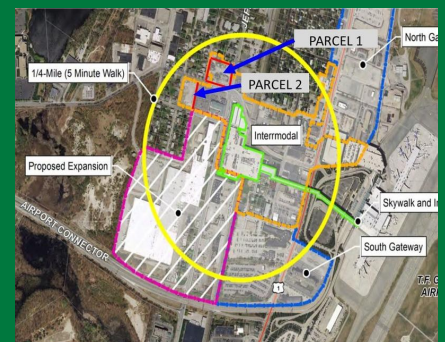
20,236 SF Manufacturing Building - \$275,000

WARWICK, RI



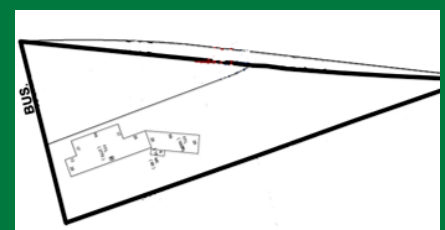
1.59 Acres near Airport- 7 Lots \$4M

WARWICK, RI



1.61 Acres Lot Near Airport \$2M

NEW BEDFORD, MA



3,865 SF Retail Bldg w/ Parking Lot on Busy Road - \$630,000



COASTAL COMMERCIAL Real Estate

Commercial Real Estate

August 2020

news and more

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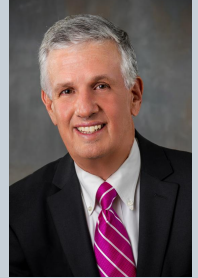
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FOR SALE

NEW BEDFORD, MA



3,945 SF Commercial Building on
High Traffic Corner - \$425,000

NEW BEDFORD, MA



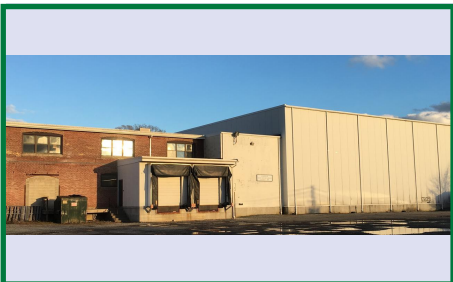
8,136 SF Historic Downtown
Office Building - \$669,000

SWANSEA, MA



2.89 Acres Commercial/Industrial
Lot - \$1.5M

NEW BEDFORD, MA



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

FAIRHAVEN, MA



22,200 SF Steel Bldg w/ Parking Lot
Opportunity Zone
\$1.7M

ACUSHNET, MA



58.5 Acres-Occupied Mobile
Home Park
\$2.7M