



## FOR LEASE

### OFFICE SPACE

32 Hillman Street, New Bedford, MA  
2,536 SF Medical Office w/ Parking  
26-30 Union St, New Bedford, MA  
1,500 SF Prime Location

107 Welby Road, New Bedford, MA  
6,400 SF Prime Location w/ Parking Lot

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

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 Office Space, 2nd Fl

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

### RETAIL SPACE

758-A Stafford Rd. Fall River, MA  
1,000 SF 1st Fl Commercial Bldg

758-B Stafford Rd. Fall River, MA  
250 SF Freestanding Bldg

154 Faunce Corner Rd, Dartmouth, MA  
1,911 SF Plaza off of Route 195

161 Pope's Island, New Bedford, MA  
1,322-2,146 SF 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 Plaza on Route 6

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

2 Sarah's Way, Fairhaven, MA  
2,600 SF Space in Highly Visible Plaza

832 State Road, Dartmouth, MA  
2,520 SF Retail on Route 6 Busy Intersection

12 Sconticut Neck Rd, Fairhaven, MA  
1,400 SF Retail Space in Busy Route 6 Plaza

### 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, Divisible

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

Contact Us for Further Information at  
(508) 990-4280 or Visit Us at  
CoastalCommercialRE.com

## What Will Your Game Plan Be In 2021?

With the year 2020 now coming to a close, what, in your opinion, will 2021 now be like for you?

Do you believe that it will be better for you than 2020 was, or do you believe that this might just be positive thinking.

With this in mind, in trying to assess how 2021 will be for us, we need to be able to predict where things will be headed around the pandemic, and how this will impact our own businesses, real estate, and our own personal lives, too.

Because we're being told that the pandemic won't subside until many people have been vaccinated with the new vaccine, and in addition, more than 600,000 people have now applied to be contact tracers here in the United States, which will involve them going to people's homes, looking for people who test positive for COVID-19, and then recommending that they be quarantined. So in keeping this in mind, our path throughout at least the first six months of 2021 will still not be what many of us would consider to be normal.

Then in putting together your game plan for the year, what are the probabilities? Well, the probabilities will likely involve the wearing of facemasks, and the continued closure and/or restriction of doing business in both the retail and the hospitality industries.

So in looking at this in our crystal ball, what moves or plans do you need to make because of all of this? Are you OK in standing pat with your properties, your job, your business, and everything else in your life right now? Or are there strategic moves that you'll want to make within one or more of these arenas?

With respect to any real estate that you may own, what, if any, moves will you want to make, and are there buildings, specific locations, and specific types of businesses that you'll want to take into consideration in the properties you'll be owning and investing in, and in the type of tenants that you'll want to be having within your buildings?

In addition, where might there be good opportunities for you to invest, and where might there be opportunities for you to even create a new business or a new product line or service, that could do very well right now in the midst of everything that we're experiencing? We've all heard the expression, "crisis creates opportunity", and let's face it, certain industries like online web conferencing, and the production of both facemasks and hand sanitizer, have definitely been doing very well.

If you'd like to talk in greater detail about where the commercial real estate market headed, and what moves you may want to make at this time, give Lori Nery a call today at (508) 990-4280.





*Would you like to receive our  
monthly newsletters electronically?*

*Sign Up at:*

[CoastalCommercialRE.com/Newsletters](http://CoastalCommercialRE.com/Newsletters)

## SOLD

### Retail

71 Broadway, Taunton, MA \$575,000  
287 Gifford Rd, Westport, MA \$69,693  
261 Washington St, Pembroke, MA \$428,500  
702 N Main St, Brockton, MA \$600,000  
1474 Tremont St, Duxbury, MA \$1,650,000  
164 North Ave, Abington, MA \$1,725,000  
3105A Cranberry Hwy, E Wareham, MA \$2,672,000  
15 Industrial Dr, Westerly, RI \$220,000  
21 Calef St, Cranston, RI \$320,000  
1200 Atwood Ave, Johnston, RI \$450,000  
504 Central Ave, Pawtucket, RI \$455,000  
34 Commercial St, Cranston, RI \$485,000  
30 Franklin St, Newport, RI \$850,000  
196 Main St, Wareham, MA \$210,000

### Office

179 William St, New Bedford, MA \$359,900  
952 Mineral Spring Ave, N Providence, RI \$179,000  
29 Park Ave, Barnstable, MA \$175,000  
51 Mill St, 1st fl, Hanover, MA \$340,000

### Multi Unit

71 American Legion Hwy, Westport, MA \$870,000  
2 Arch St, New Bedford, MA \$260,000  
481 Durfee St, Fall River, MA \$329,000  
515-517 Broadway St, Fall River, MA \$425,000  
27-31 Thompson St, Fall River, MA \$412,500  
590 Plymouth St, Fall River, MA \$410,000  
306 Harrison St, Fall River, MA \$465,000  
441 Pleasant St, New Bedford, MA \$500,000  
175 Cranberry Hwy, Sagamore, MA \$465,000  
67 Robeson St, Fall River, MA \$525,000  
26 Emory St, Attleboro, MA \$525,000  
478-480 Bay St, Taunton, MA \$605,000  
566 Bay St, Taunton, MA \$614,000  
417 Court St, Plymouth, MA \$1,200,000  
179 Ledge St, Providence, RI \$411,000  
37 Lincoln St, Central Falls, RI \$3650,000  
204-206 Ashley Blvd, New Bedford, MA \$280,000  
37-39 Phenix Ave, Cranston, RI \$600,000

### Land

287 Gifford Rd, Westport, MA \$661,068  
309 Gifford Rd, Westport, MA \$245,146  
1 Park East Dr, Woonsocket, RI \$750,000

### Industrial

289 Gifford Rd, Westport, MA \$7,797  
114 Hedges Pond Rd, Plymouth, MA \$420,000  
560 Oak St, Brockton, MA \$24,000,000  
85 Hunt St, Central Falls, RI \$10,000  
98 Touro St, Providence, RI \$195,000  
1159-1193 Broad St, Central Falls, RI \$990,000  
22 Almeida St, E Providence, RI \$1,800,000

### Specialty

20 Shoestring Rd, Carver, MA \$2,000,000

### Flex

289 Gifford Rd, Westport, MA \$61,071  
301-A Concord St, Pawtucket, RI \$1,110,000  
301-B Concord St, Pawtucket, RI \$5,550,000

### Sports & Entertainment

406 VFW Dr, Rockland, MA \$1,000,000

Contact Us for Further Information at  
(508) 990-4280 or Visit Us at  
[CoastalCommercialRE.com](http://CoastalCommercialRE.com)

## Rebound Expected to Continue in the Single-Family Housing Market

The conditions and values in the real estate housing market in the United States is expected to continue rebounding in 2021, and continue to get even higher, with sectors such as retail, rentals, commercial and hotel properties being outperformed by single-family homes, according to an Urban Land Institute report.



2020 saw a slight fall in new single-family construction starts to 871,250 units, but is expected to rise to 940,000 units in 2021 and even higher to 975,000 units the following year, a level not seen since 2006.

Home prices are also expected to grow by 4.1% on average over the course of the next three years, an improvement on the 3.9% long term average, the report states.

The worst fears of 2020, caused by issues such as the Presidential election and the coronavirus pandemic, have largely eased, and leading economists in the real estate industry are signaling that risk and uncertainty will be beaten by underlying strength and resilience.

## Avoiding the Downfalls of Distance Learning

Learning from home has become as ubiquitous as working from home in the last year, but the process can cause eye strain and neck pain in children if not handled correctly.



The good news is there are some tips that can be followed to ensure that this does not happen.

Making sure that kids engage in frequent movement during the day is one of the biggest priorities when it comes to reducing the risk of neck and lower back pain. The use of tablet stands, laptop risers or even a set of books can all help to better position screens so as to prevent users from having to hunch over.

Eye strain is another issue that can be largely prevented via correctly positioning the screen. Make sure that the light source in the room is coming from behind your child when they are distance learning, rather than from behind the screen. The screen's contrast and brightness levels should also be adjusted to ensure your child's comfort, and devices should not be used in brightly lit or outside areas to avoid the glare that can result in eye strain.

However, the environment should also not be too dark, or else the screen's brightness can also cause serious discomfort.

## FOR LEASE!

2,536 SF 1st Floor  
Dental/Medical/  
Professional Office

Contact Lori at (508) 736-2387  
or [lorinery@comcast.net](mailto:lorinery@comcast.net)



32 Hillman St. New Bedford



## Don't Miss These FOR SALE Opportunities!



### NORTH DARTMOUTH

**86 Faunce Corner Road**  
1,097 SF Office "Condo" on Busy  
Faunce Corner Road w/ Parking.  
\$137,500



### FAIRHAVEN

**49 Spring Street**  
2,760 SF Multi-Use  
Commercial/Residential  
3 Storefronts and 1 Apartment.  
\$375,000



### FAIRHAVEN

**4 David Drown Boulevard**  
22,200 SF Steel Building with  
parking lot. Opportunity Zone.  
\$1.65M



### NEW BEDFORD

**67-69 Brigham Street**  
2,800 SF Mixed Use-Medical  
Office & 2 Rental Apartments.  
\$425,000



107 Welby Road, New Bedford

## FOR LEASE!

6,400 SF One-Level  
Handicap Accessible  
Close to Rte. 140  
\$7,500 NNN

Contact Lori at (508) 736-2387  
or [lorinery@comcast.net](mailto:lorinery@comcast.net)

## FOR SALE TAUNTON



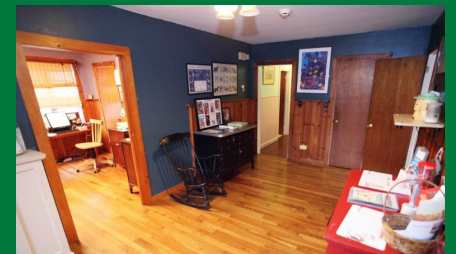
20,236 SF Manufacturing Bldg. Zoned  
Urban Residential \$275,000

### NEW BEDFORD



1,269 SF Office/Retail - \$154,500

### NEW BEDFORD



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

### NEW BEDFORD



2,665 SF Office / Medical  
on Busy Road - \$250,000

### NEW BEDFORD



4,300 SF Downtown 2-Story  
Professional Building- \$349,900



Coastal Commercial Real Estate  
700 Pleasant Street, Suite 330  
New Bedford, MA 02740  
508-990-4280  
www.coastalcommercialre.com



Follow Us!



**Lori A. Nery®**  
CBR, LMS, GRI, Vice-President



LoriNery@comcast.net  
508-736-2387

**Richard Stang, Esq.**



R.Stang@nerycorp.com  
508-990-4280

**Justin Grolley**  
CBI, CMEA, MBA



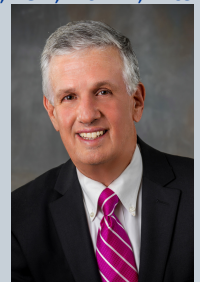
J.Grolley@nerycorp.com  
508-965-8683

**Joe Pinto®**



J.Pinto@nerycorp.com  
774-400-9532

**Kevin A. Nery**  
CBB, LCBI, M&AMI, President



K.Nery@nerycorp.com  
508-990-4280

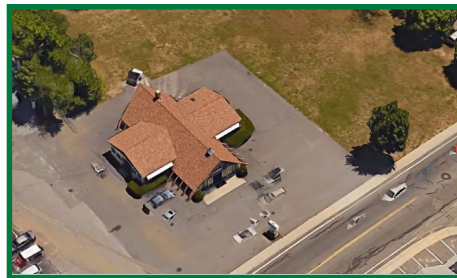
## FOR SALE

### NEW BEDFORD, MA



Mixed-Use Office & Residential  
Plenty of Parking.  
\$725,000

### HYANNIS, MA



2,280 SF Bldg on .94 Acres in  
Opportunity Zone. Prime Location  
\$1.1M

### SWANSEA, MA



2.89 Acres Commercial / Industrial  
Lot on Rte. 6 off Rte. 195 - \$1.5M

### NEW BEDFORD, MA



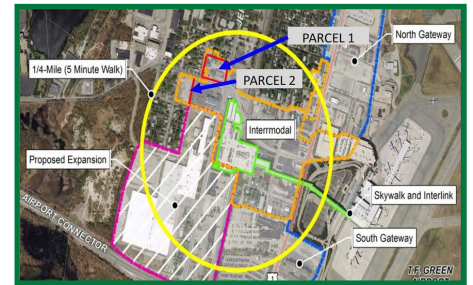
2,736 SF Retail/Office on High  
Traffic Route - \$249,900

### WARWICK, RI



7 total lots-1.59 acres near Green State  
Airport. Economic Intermodal  
Development Opportunity - \$4M

### WARWICK, RI



1.61 acres lot near Green State  
Airport. Economic Intermodal  
Development Opportunity - \$2M