



FOR LEASE

OFFICE SPACE

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

899 Pleasant Street, New Bedford, MA
Up to 3,000 SF Two 2nd Fl Offices

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

32 Howland Road, Fairhaven, MA
3,784 SF Space on Highly Traveled Road

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

33-35 W. Rodney French Blvd, New Bedford, MA
2,128 SF Storefront on Highly Traveled Road

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 / 8,000 SF Flex Space

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

Sizing-Up the 2021 Investment Market

With the year 2020 now being behind us, where do we stand right now, and what does this all mean for good investment opportunities coming our way in 2021? With the COVID-19 situation that we've been facing during 2020, the retail and hospitality industries have gotten hammered, and it's pretty safe to say that these two industries will still be



facing their own continued challenges during 2021. With this in mind, it doesn't appear that anyone will be able to just snap their fingers to reopen places like restaurants and hotels to their full capacity once again, and with these types of limitations being placed upon these kinds of businesses, the properties connected with them will still continue to face their own challenges, too.

However, there's always the expression, "from crisis comes opportunity", and I have to believe that there will be those investors who will envision this opportunity, and then capitalize on moving forward, creating that opportunity for themselves.

Industrial properties have been doing very well at the national level, and it appears that this will be continuing on. The growth of e-commerce and the demand for high-quality industrial warehouse properties have been major drivers of all of this, and let's face it, people don't seem to be saying that the growth in this kind of overall demand will be going away anytime soon.

Then with office buildings, we have an interesting situation, because there will continue to be more people than ever before working from home, while those who will be working within an office environment will still be dealing with social distancing. So uncertainty still remains around how strong the continued demand for office space will be within any given area.

Regarding apartment buildings, as long as you own apartments in areas that have a strong demand for occupancy, in areas that aren't overbuilt, and that don't have a lot of extra land in the area for new apartments to be built on, you should be fine.

With this in mind, what will then cause the good investment opportunities to appear will oftentimes be 1) Properties that are in financial distress, and 2) Property owners who will be in financial distress. These situations will then appear on a case-by-case basis, and the key as always will be to have the financial wherewithal to act quickly whenever these opportunities arise.

So if you may be looking to purchase property in 2021, or if you may be looking to sell your property, give us a call so that we can discuss your own specific situation, and then work towards achieving the outcome that will be the best for you.



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

Sign Up at:

CoastalCommercialRE.com/Newsletters

SOLD

Land

198 Plain St, Rehoboth, MA \$162,000
0 Winterberry Hill Ln, Middleboro, MA \$145,000
1117-1119 Eddy St, Providence, RI \$995,000
0 New Industrial Way, Warren, RI \$158,750
1 New Industrial Way, Warren, RI \$158,750

Specialty

16 Lambeth Park Rd, Fairhaven, MA \$5,485,906
75 Browns Ln, Middletown, RI \$19,329,726

Office

229 Main St, Easton, MA \$641,000
285-299 S Main St, Fall River, MA \$750,000
70 Westgate Dr, Brockton, MA \$1,000,000
1434-1454 S County, E Greenwich, RI \$18,700,000
70-72 Clifford St, 2nd Fl, Providence, RI \$800,000
65 Boston Neck Rd, N Kingstown, RI \$785,000
123-129 Dorrance St, 5th Fl, Riverside, RI \$420,000
163 Main St, Westerly, RI \$337,000
1350 Division Rd, W Warwick, RI \$270,500

Retail

32 Hillman St, New Bedford, MA \$630,000
336 Winthrop St, Taunton, MA \$520,000
463 Washington St, Attleboro, MA \$2,880,000
1517 N Main St, Fall River, MA \$1,100,000
946-970 County St, Somerset, MA \$700,000
797 N Montello St, Brockton, MA \$680,000
55 Recreation Park Dr, Hingham, MA \$2,870,000
196-200 Thames St, Newport, RI \$1,700,000
14 Narragansett Ave, Jamestown, RI \$900,000
219-225 Walcott St, Pawtucket, RI \$667,993
570 Douglas Ave, Providence, RI \$390,000
467 Willett Ave, Riverside, RI \$330,000
488-496 Dexter St, Central Falls, RI \$300,000
1630 W Main Rd, Portsmouth, RI \$300,000
508 Reservoir St, Woonsocket, RI \$244,000

Multi Family

24-26 Church St, N Attleboro, MA \$949,000
12 Chandler Ave, Taunton, MA \$3,900,000
911-917 N Main St, Brockton, MA \$1,250,000
1334 Main St, Brockton, MA \$900,000
12 Wareham St, Middleboro, MA \$1,200,000
6 Westwood Manor Dr, Providence, RI \$7,000,000
387 Angell St, Providence, RI \$2,600,000
429-432 Thames St, Newport, RI \$2,085,000
27 Dexter Ct, Pawtucket, RI \$1,160,000
12 Cady St, Providence, RI \$1,150,000
505 Bullocks Point Ave, Riverside, RI \$420,000
493 Warwick Ave, Warwick, RI \$345,000
213 Walcott St, Pawtucket, RI \$312,007

Industrial

1977 Fall River Ave, Seekonk, MA \$49,025,000
530 John Hancock Rd, Taunton, MA \$28,600,000
1437 Bedford St, Abington, MA \$2,000,000
279 Pleasant St, W Bridgewater, MA \$2,450,000
10 Industrial Rd, Cumberland, RI \$750,000
30 Devils Foot Rd, N Kingstown, RI \$675,000
79 Roland St, Woonsocket, RI \$244,000

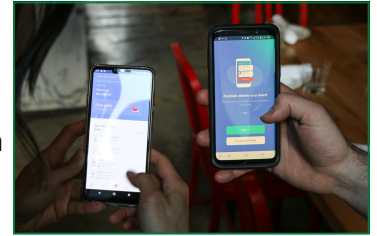
Hospitality

353 Spring St, Newport, RI \$1,435,000

Contact Us for Further Information at
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CoastalCommercialRE.com

Securing Your Google Account

Someone who uses one Google account for all of their internet activity, and who would rather not lose their account should consider making use of a 2-step verification process in order to strengthen their account security.



Passwords can be accessed by hackers if the same password is utilized elsewhere, or if you have clicked on suspicious email links or downloaded infected internet software.

A 2-step verification means an additional security layer to protect your account, even if your password is compromised. Google uses unique verification codes for each user account that can be only used once when needed, and which can then be sent to phones via voice call or text message, or by utilizing their mobile app.

Users who want this 2-step verification should go to the Google landing page and click on "Get Started", and then verify their identity by entering their password to begin the process.

Signing into an account each time can become tedious, especially for those with many linked devices, though some can be exempted from the 2-step verification process if the user desires it.

Enjoy Family Time Away from Gadgets

One of the best ways to ensure a strong bond and a line of communication between parents and children, is for them to spend time together away from modern gadgets, even if only for a short time, and to have fun with each other away from these distractions.



There are a number of good tips to help create special time between parents and children. Turning off all gadgets, screens and phones, is a good idea, as is playing games such as the likes of basketball, hide and seek or board games. Families should also spend time together enjoying listening to music, going for a walk or reading a book together. Even just having a proper conversation about a particular topic can be enjoyable. Potential topics include the day's events, sports, hobbies or friends. Share your own experiences in order to encourage your children to share theirs.

FOR LEASE!

6,400 SF One Level
Handicap Accessible
Off Rte. 140, Parking Lot
\$ 7,500 NNN

Contact Lori at (508) 736-2387
or lorinery@comcast.net



107 Welby Road, New Bedford, MA

Don't Miss These FOR SALE Opportunities!



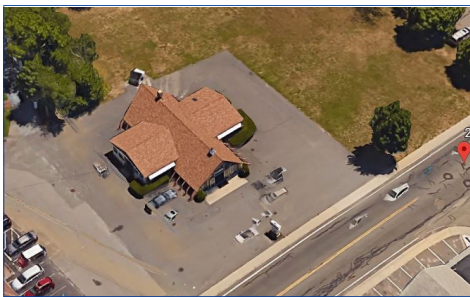
FAIRHAVEN

147 Washington Street
3,180 SF Retail Building with
Plenty of Parking. **\$425,000**



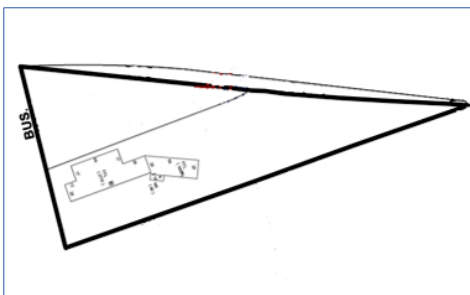
NEW BEDFORD

1227 Ashley Boulevard
3,945 SF Commercial Building
on High Traffic Boulevard.
\$425,000



HYANNIS

2,280 SF Building on .94 Acres
in Opportunity Zone.
Prime Location on Well-Known
Route. **\$1.1M**



NEW BEDFORD

3,865 SF Retail Building on
Busy Road at Route 140 Exit.
\$630,000



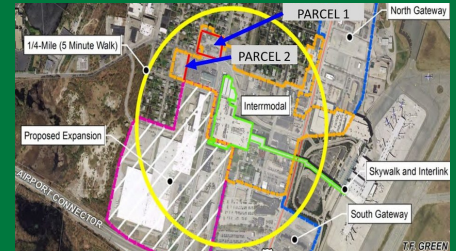
4 David Drown Blvd., Fairhaven

FOR SALE

22,200 SF Steel Building
with parking lot.
Opportunity Zone. \$1.65M

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FOR SALE WARWICK, RI



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

WARWICK, RI



7 lots-1.59 acres near State Airport. - \$4M

NEW BEDFORD, MA



2,736 SF Building on Busy High
Traffic/High Visibility Route 6. - \$239,900

NEW BEDFORD, MA



1,269 SF Office/Retail on Corner Lot.
\$154,500

NEW BEDFORD, MA



1,760 SF Office/Retail Space on
High Traffic Route 6. - \$182,000



COASTAL COMMERCIAL Real Estate

Commercial Real Estate

January 2021
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US.POSTAGE
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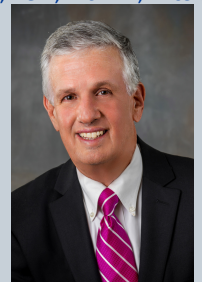
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FOR SALE

TAUNTON, MA



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

NORTH DARTMOUTH, MA



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

SWANSEA, MA



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

NEW BEDFORD, MA



17,000 SF Cold Storage & 42,609 SF
Flex Warehouse. - \$2.5 M

FALL RIVER, MA



2,955 SF Retail Bldg on Highly
Traveled Route. - \$350,000

FALL RIVER, MA



2,421 SF Full Permitted Auto
Service. - \$650,000