

FOR LEASE

OFFICE SPACE

26-30 Union St, New Bedford, MA
1,500 SF Prime Location

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

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

RETAIL SPACE

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

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

www.CoastalCommercialRE.com

How a Changing Financing Market Will Impact Property Values

In the midst of everything that's been going on over the past year, we are very fortunate to know that good financing, for the most part, has been available for purchasing commercial properties. However, the retail and hospitality sectors have been especially hard hit, and getting good financing to purchase within those sectors has definitely been more challenging.



We've also been fortunate, since the early 1980s, to have experienced interest rates falling for the most part since then. Back at that time, the prime rate was more than 20%, and it would have been very difficult at that time to ever envision that we would one day have the kind of interest rates that we have today. In addition, interest rates are such an important component in determining the affordability of properties, and when interest rates are lower, meaning that monthly payments then become lower, it becomes easier for people to afford buying their next property.

In addition to this, the down payment required to purchase property will also impact its affordability, too. When properties can be purchased with a 30% down payment, more people will be interested in buying than if a 50% down payment were required in order to obtain the financing. So when the economy worsens, and lenders begin demanding higher down payments in order to obtain financing, there will be people who won't want to part with that additional amount of money needed to buy the property, and as a result, the number of interested buyers for a given property will wane. This is why people who can buy all-cash without needing to obtain financing can get such good deals when times are tough. Their competition is now sitting on the sidelines, and these all-cash buyers can now swoop in and make great purchases at reduced prices, and the property owners, if they need to sell, will have to accept these prices...otherwise, the lenders on their loans may come knocking on their door.

In addition, with interest rates, when they are rising, this impacts the monthly payments for the buyers who need to obtain financing in order to purchase. But for all-cash buyers, who will not be getting financing and who will not be making those monthly payments, they can once again swoop in and make great deals, because the buyers who need to get financing will be losing their interest in purchasing. Keeping all of this in mind, shifting market conditions within financing will definitely impact both the demand to purchase and the ultimate price that will be paid for a property. However, keep in mind that what will always be most important to you will be investing in the property that's the best one for you, and doing so at the price and terms that you'll be absolutely thrilled with.



DEBT COVENANTS

Rules written in a loan document that either permit or restrict the borrower's ability to perform certain actions.

SOLD

Retail

19 Old Beach Rd, Newport, RI \$1,140,000
477 Thames St, Newport, RI \$1,040,000
230 Waterman St, Providence, RI \$955,992
373 Richmond St, Providence, RI \$500,000
883-885 Dexter St, Central Falls, RI \$339,000
17 Stewart St, Fall River, MA \$450,000
693 N Montello St, Brockton, MA \$772,000
370 N Montello St, Brockton, MA \$400,000
96 Webster St, Hanover, MA \$170,000

Office

2021 Ocean St, Marshfield, MA \$800,000
93-103 Court St, 1st Fl, Plymouth, MA \$185,000
182 Butler Ave, Providence, RI \$900,000
301 Friendship St, Providence, RI \$765,000
55 Broad St, Pawtucket, RI \$460,000
840 Greenwich Ave, Warwick, RI \$215,000
632 Warwick Ave, Warwick, RI \$170,000
249 Linden St, Fall River, MA \$250,000
2501 S Main St, Fall River, MA \$600,000

Multi Unit

110 Briggs St, Taunton, MA \$4,225,000
1543 Acushnet Ave, New Bedford, MA \$445,000
280 Main ST, Wareham, MA \$572,000
59-61 Hope St, Providence, RI \$1,100,000
14 Paradae St, Providence, RI \$685,000

Land

234 Waterman St, Providence, RI \$44,008

Industrial

5 Cohannet St, Taunton, MA \$635,250
68 Hollister Rd, Seekonk, MA \$625,000
75 Forge River Pkwy, Raynham, MA \$450,000
75 Hollister Rd, Seekonk, MA \$125,000
210 N Cary St, Brockton, MA \$700,000
20 Altieri Way, Warwick, RI \$2,700,000
1518 Pontiac Ave, Cranston, RI \$1,060,000
1 Industrial Ct, Riverside, RI \$975,000
21 Quinton St, Warwick, RI \$745,000
210 N Cary St, Brockton, MA \$700,000
262 Bedford St, Whitman, MA \$249,000

Specialty

159 Gano St, Providence, RI \$1,000,000

Health Care

400 Columbia St, Fall River, MA \$14,150,000

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

Travel Insurance Tips

2020 proved a difficult year for people who love to travel, and while the situation is still complicated for travelers, many are still hoping to be able to pack a suitcase and go back to their old wandering ways.



Travel insurance is more important than ever to ensure reimbursement for trip costs if travel plans are affected by the unexpected, such as the likes of a global pandemic, especially for those wanting to go overseas.

One good travel insurance tip is to take your planned destination into consideration, as travel insurance requires different approaches for different trips, with significant roles in determining the level of advisable coverage.

Purchase only what is necessary and avoid adding irrelevant options in order to save money. In addition, another important travel tip is to make sure you are not already covered by travel insurance via your credit card. Some credit cards actually provide some travel insurance coverage including reimbursement for lost luggage and delays.

Get in touch with your credit card company and get the details of your travel coverage to avoid spending money on travel insurance coverage that you may already have.

Tips for Single Parents

For a single father or mother who is bringing up a child on their own, there will be many issues that they need to face, and the most important factor is the way in which they handle those problems.



One of the biggest hurdles for any single parent, especially those who are just adjusting to this new lifestyle is getting enough sleep, with the first six months often being the most difficult ones.

Social isolation can also be an issue, as single parents try to juggle childcare and work. Having a schedule or routine is a matter of vital importance, too.

A consistent routine helps everyone, but especially children, to feel safe and secure in the knowledge of what they should expect.

It is also important to praise a child and to make the time to show them just how much you love them.

Quality time is also vital, so be sure to schedule time that is for them, and for them alone.

FOR LEASE!

**Downtown Area
Up to 3,000 SF
Two 2nd Floor Offices
\$20 NNN**

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



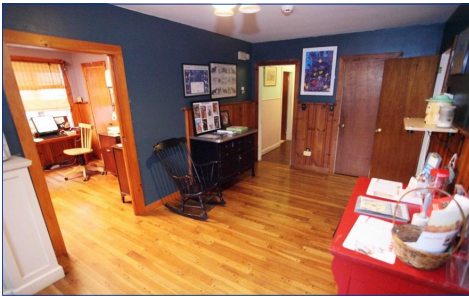
899 Pleasant Street, New Bedford, MA

Don't Miss These FOR SALE Opportunities!



N. DARTMOUTH, MA

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



NEW BEDFORD, MA

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



SWANSEA, MA

718 Front GAR Highway
2.89 Acres Commercial /
Industrial Lot **\$1.5 M**

Fun Facts

There are many fun and startling pieces of trivia that will likely delight and surprise people about how much they don't know, and about how strange the world can really be. One fun trivia fact is that there is actually a reservoir located in the last place you would ever expect – outer space. This reservoir not only exists but it holds as much as 140 trillion times more water than is held in all of the oceans on Earth! If that wasn't astonishing enough, the reservoir is situated around an enormous black hole 12 billion light-years away from our world, proof that water seems to exist throughout the entire universe.

The origin of the word "muscle" actually comes from a Latin term that translates into "little mouse". Apparently, the ancient Romans thought that a bicep looked like a small rodent and so named it accordingly.

Peanuts are dynamite – literally. Peanut oil extracted from peanuts can then be transformed into glycerol, which is then used in the manufacture of nitroglycerine, the explosive, and in addition, it's an unstable substance that is found in dynamite. However, glycerol is also used for safer products such as creams, food products, and soaps.



FOR SALE

NEW BEDFORD, MA



2,890 SF Two Storefronts &
One Apartment **\$295,000**

TAUNTON, MA



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

NEW BEDFORD, MA



2,736 SF Building on Busy High
Traffic/High Visibility Route 6 **\$235,000**

FALL RIVER, MA



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

NEW BEDFORD, MA



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



COASTAL COMMERCIAL

Real Estate

Commercial Real Estate

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news and more

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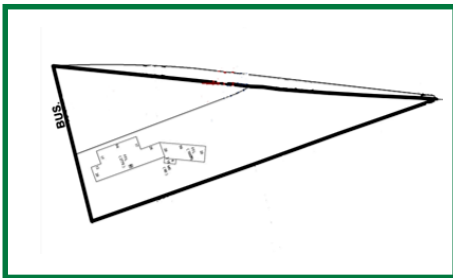
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FOR SALE

NEW BEDFORD, MA



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

HYANNIS, MA



2,280 SF Building on Well-Known
Route. Opportunity Zone \$1.1M

FAIRHAVEN, MA



22,200 SF Building w/ parking lot.
Opportunity Zone \$1.65M

FALL RIVER, MA



26,733 SF Lot for Condos
\$1.5 M

NEW BEDFORD, MA



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

FALL RIVER, MA



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