



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

145 Faunce Corner Crossing U: 2, 8, 9
Up to 5,400 SF Space in Busy Plaza

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 at Route 6 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

Will Joe Biden Eliminate the 1031 Exchange?

With Joe Biden now having taken over the Presidency, there's been talk about whether or not he might move to eliminate the IRS Section 1031 tax-deferred exchange option for real estate investors.

In fact, during the runup to the November Presidential election, a Bloomberg article quoted a senior Biden campaign official as saying the following: "A Biden Administration would take aim at so-called like-kind exchanges, which allow investors to defer paying taxes on the sale of real estate if the capital gains are reinvested in another property."



This pretty much lays out what could become part of the overall game plan now that Biden has assumed the office of President, but the good news is that so far, there have been no direct moves towards eliminating the tax-deferred exchange by his Administration. However, let's face it, it's still very early within his four-year term.

As a way to raise more money for government spending, real estate investors could become an easy target for the public, because of the perception that investors are getting a free ride when deferring their taxes, that non-investors can't get access to.

In addition to this, there are people on Wall Street who aren't exactly thrilled with the idea that real estate investors can defer their capital gains taxes in a tax-deferred exchange, while people investing in stocks must pay taxes on their capital gains whenever they sell their stocks, without being able to participate in any kind of tax-deferred exchange.

So as we can see, there could quickly become a lot of support for eliminating the Section 1031 tax-deferred exchange, if the media and the politicians begin to focus on it. Then, at the same time, it is typical during the midterm congressional elections, which will be held once again in 2022, for the Party that occupies the White House to lose seats in Congress to the opposing major political Party. So if Joe Biden intends to make a move against the 1031 exchange, he'd better do it within his first two years in office, because otherwise he just might not have the votes to make it happen.

With this in mind, this is something that we'll all want to keep on our radar screens, and hope that the President decides that this is one important law that he'd just rather not tackle.



Equity Yield Rate

The return on the amount of an investment financed by equity capital.

SOLD

Retail

1 Atlantic Ave, Westport, MA \$2,550,000
349 State Rd, Westport, MA \$2,233,676
4 Highland Ave, Seekonk, MA \$1,900,000
515 West St, Mansfield, MA \$1,127,187
237 E Washington St, N Attleboro, MA \$800,000
205-211 S Main ST, Fall River, MA \$500,000
147 Washington St, Fairhaven, MA \$422,500
709 State Rd, Plymouth, MA \$6,475,000
2-8 Pilgrim Hill Rd, Plymouth, MA \$5,000,000
14 Manomet Point Rd, Plymouth, MA \$2,650,000
12 Manomet Point Rd, Plymouth, MA \$2,625,000
965 Washington St, Hanover, MA \$800,000
352 Main St, Hanson, MA \$630,000
616 Centre St, Brockton, MA \$597,000
470 Metacom Ave, Warren, RI \$1,750,000
112 Van Zandt Ave, Newport, RI \$650,000
18 Bassett St, Providence, RI \$620,000
290 Broad St, Cumberland, RI \$550,000
1019 Main Rd, Tiverton, RI \$499,000
130 Cypress St, Providence, RI \$260,000
313 Waterman Ave, Smithfield, RI \$235,000
628 Dyer Ave, Cranston, RI \$105,000

Office

54 Industrial Park Rd, Plymouth, MA \$1,050,000
50 Pleasant St, Rockland, MA \$220,000
53 Narragansett Ave, Jamestown, RI \$1,500,000
96 Franklin St, Westerly, RI \$400,000
3191 Mendon Rd, Cumberland, RI \$128,000
1515 Smith St, 1st fl, N Providence, RI \$1000

Multi-Unit

50 New Plainville Rd, New Bedford, MA \$12,740,000
30 Elmgrove Ave, Providence, RI \$1,025,000
31 Beecher St, Pawtucket, RI \$465,000
9 Wilson Ave, Woonsocket, RI \$410,000

Industrial

843 Church St, New Bedford, MA \$1,000,000
275 Circuit St, Hanover, MA \$1,550,000
50 Pleasant St, Rockland, MA \$1,300,000
50 Whitman St, Bridgewater, MA \$595,000
331 N Broadway, E Providence, RI \$850,000
3066 Post Rd, Warwick, RI \$625,000
57 Reservoir Rd, Coventry, RI \$541,000
240 Harrisville Main St, Burrville, RI \$140,000

Flex

35-41 Hampden Rd, Mansfield, MA \$6,951,219
375 Forbes Blvd, Mansfield, MA \$5,989,872
21 Oxford Rd, Mansfield, MA \$4,463,309
110 Forbes Blvd, Mansfield, MA \$4,204,913
105 Forbes Blvd, Mansfield, MA \$2,572,673
975 Reed Rd, Dartmouth, MA \$1,100,000
5 Soule St, Warwick, RI \$782,000

Hospitality

1005 Belmont St, Brockton, MA \$4,200,000
356 High St, Block Island, RI \$1,595,000

Contact Us at
(508) 990-4280 or Visit Us at
www.CoastalCommercialRE.com

Preparing Kids to Go Back to School

Remote learning probably took many school children time to get used to, and as soon as they did, in-classroom learning began to come back. The good news is there are some tips that can be followed to get children used to the idea of going back to school again.



One good tip is for parents to begin to set a routine prior to the beginning of school.

Computer and mobile device screen time should be reduced a little bit every day, eventually cutting it by as much as 50%.

Screen time can be reduced by creating zones in the house where no phones are allowed, performing online learning only during the hours of daytime, and banning devices for at least an hour prior to bedtime.

Bedtime should also be set at a strict hour before school begins again, and try to schedule any schoolwork or homework for a time that will be similar to when the traditional school day returns again.

Protecting Brain Health

The pandemic has caused other health problems besides just those resulting from the virus itself, with months of isolation having an impact on the brain health of older adults in particular.



One good tip is to get or make sure to stay active even during isolation. Low physical activity has been linked to a higher risk of dementia by many studies, making it even more important to engage in physical activity.

Staying socially connected is also important. The pandemic has made the loneliness and isolation already felt by many older adults even more pronounced, and there can be serious physical and mental consequences, including obesity, higher rates of premature death, and an increased risk of developing dementia of as much as 50%, according to the CDC.

Connecting with friends and family is thus of vital importance, and volunteering and finding virtual ways to enjoy activities previously conducted in person are highly recommended.

FOR SALE!

**22,200 SF Building &
475 SF Utility Building
w/ Parking Lot.
Opportunity Zone
\$1.65M**

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



Fairhaven, MA

New Development Opportunity

FOR LEASE :

161 Pope's Island, New Bedford, MA



Join the marine community of waterfront properties, businesses & enjoy the high traffic count on the New Bedford/Fairhaven line!

New 2021 construction creating four 1st floor commercial/retail office units ranging from 1,322 SF - 2,146 SF.

Units can be combined for larger lay-out.

Contact Richard Stang at 508-990-4280 or r.stang@nerycorp.com

Random Trivia Facts

Random trivia facts are always fun, but they can also be useful and even inspiring. Sarcasm often gets a bad rap, but those with a sarcastic sense of humor may be having the last laugh, as studies show that creativity is actually increased by sarcasm and that the effect is the same on the recipient, as it is on the user. The use of sarcasm requires the brain to make a connection between often wildly opposite ideas, and that interpretation means the brain has to go beyond just the strictly literal, thus increasing creativity...The best way to save yourself in the event that you are unfortunate enough to ever be attacked by a crocodile or an alligator is to stab at their eyes with your thumb or fingers. Wildlife experts say that the eyes are the most sensitive area of the body for both creatures, and it is the best place to attack to try to force them to then let you go.

FOR LEASE!

**Up to 3,000 SF Two
2nd Floor Office Spaces
\$20 NNN**

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



New Bedford, MA

FOR SALE FALL RIVER, MA



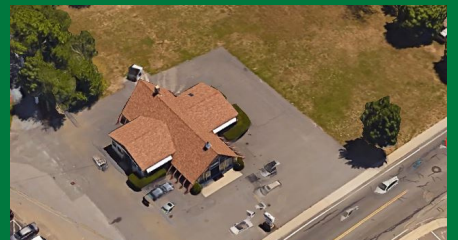
**2,421 SF Fully Permitted Auto Service
\$650,000**

NEW BEDFORD, MA



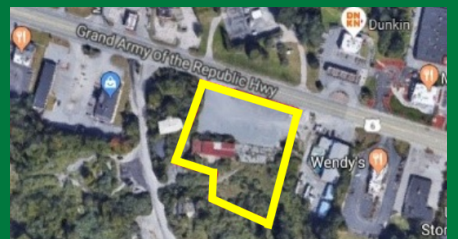
**2,890 SF Two Storefronts &
One Apartment \$295,000**

HYANNIS, MA



**2,280 SF Building on Busy Route
Opportunity Zone \$950,000**

SWANSEA, MA



**2.89 Acres Commercial/Industrial Lot
\$1.5M**

FALL RIVER, MA



**2,955 SF Retail Building on High
Traffic Route \$350,000**



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April 2021

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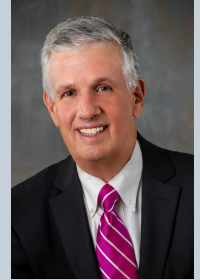
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FOR SALE

N. DARTMOUTH, MA



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

NEW BEDFORD, MA



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

NEW BEDFORD, MA



3,420 SF Free-Standing Building
with 8,674 SF Lot
\$245,000

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

FALL RIVER, MA



26,733 SF Lot for Condos
\$1.5M