

FOR LEASE

OFFICE SPACE

215 Pleasant Street, Fall River, MA
4,400 SF Entire 3rd Fl Office Space

398 County Street, New Bedford, MA
Magnificent Space on 2nd & 3rd Floors

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

127 Faunce Corner Road, Dartmouth, MA
5,000 SF End Cap Storefront Retail/Office

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

35 W.Rodney French Blvd -U:1
2,128 SF Storefront on Busy Rd

340 Front Street, Marion, MA
1,550 SF Space in High Traffic Area

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

145 Faunce Corner Crossing, Dartmouth MA
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

INDUSTRIAL/WAREHOUSE

951 Slade Street, Fall River, MA
4,650 SF Heated Whse w/ 450 SF Office

1450 N Main Street, Raynham, MA
25,360 SF Heated Warehouse Space

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

For more information please
Contact Us at (508) 990-4280 or
www.CoastalCommercialRE.com

Four Essential Strategies for Effective Commercial Property Management

Investing in commercial property can be a wise decision with the correct choice of property, location, and purchase price. For many new investors in the commercial real estate market, the biggest obstacle is not in the purchase of the property, but in the ongoing commercial property management.



However, this is not the case, as anyone who has experience in the industry can attest. For success in commercial property management, there are multiple factors to consider. While all factors are important, four specific strategies must be in place for ongoing financial and investment success.

Working Capital: Managing a commercial property is a more costly endeavor than residential property management. Having the correct level of working capital to tap into when repairs, tenant improvements (TI), or other expenses occur is critical to maintaining the property in top condition. Relying on high occupancy rates to maintain the working capital is another common error. Planning for higher than market average vacancy rates when determining the necessary working capital is always the best strategy.

Know Your Tenants: Having a good working knowledge of each tenant's income is an essential factor when approving a leasing arrangement. Asking for tax returns and sales before approving a commercial property lease allows the property manager to evaluate the ability of the tenant to uphold their end of the lease. Most successful commercial property managers require other forms of guarantees on the lease if the rent amount is more than about 7% of the revenue generated by the business. This provides protection in the event the business goes bankrupt and leaves you with an unexpected vacancy and outstanding lease payment.

Maximize Automation Through IT: Many different software programs utilize artificial intelligence and learning to tailor your commercial property management services. The more information that is captured, analyzed, and applied to your properties, the more effective your commercial property management model. Higher levels of automation also reduce errors, hold tenants accountable, and ensure you have the data you need to make the essential decisions for current and future commercial properties. Using software to manage building systems and connect with contractors means less time spent dealing with day-to-day issues and more time spent bringing in new tenants.

The Importance of Property Management Companies: Commercial property management is a complex area. Hiring specialized firms to manage the property, particularly commercial properties outside of your geographic area, is always the best decision. Ideally, use a local commercial property management firm that can offer a personalized approach when tenants call with concerns or when setting up new leases.



Balloon Payment

The final payment on the entire outstanding balance of a loan as of the loan maturity date.

SOLD

Retail

368-398 Cottage St, Pawtucket, RI \$17,921,748
380 Cottage St, Pawtucket, RI \$2,043,876
567 Reservoir Ave, Cranston, RI \$935,000
247-249 Main St, E Greenwich, RI \$819,000
368 Cottage St, Pawtucket, RI \$748,612
372 Cottage St, Pawtucket, RI \$623,843
150 Conanicus Ave, Jamestown, RI \$610,000
1730 Diamond Hill Rd, Woonsocket, RI \$450,000
370 Cottage St, Pawtucket, RI \$311,922
466 N Front St, New Bedford, MA \$220,000
2389 S Main St, Fall River, MA \$230,000
254-260 Atwells Ave, Providence, RI \$770,000

Office

157 High St, Taunton, MA \$775,000
424 E Washington St, N Attleboro, MA \$550,000
484 Pleasant St, Brockton, MA \$600,000
313 Plymouth St, Halifax, MA \$585,000
581 Smithfield Rd, N Smithfield, RI \$325,000
3421 Pawtucket Ave, Riverside, RI \$310,000
1089 Main St, Hope Valley, RI \$135,000
245 Union St, New Bedford, MA \$270,000
900-910 Smith St, Providence, RI \$235,000

Multi Unit

166 Newland Ave, Woonsocket, RI \$430,000
362 Rock St, Fall River, MA \$737,500
2016 N Main St, Fall River, MA \$710,000
219 School St & 83 Winter St, Taunton, MA \$736,000
33 Hanover St, Fall River, MA \$630,000
23 W Britannia St, Taunton, MA \$595,000
9 Grove St, Fall River, MA \$579,900
1688-1696 N Main St, Fall River, MA \$640,000
395 Weir St, Taunton, MA \$544,000
476 Bank St, Fall River, MA \$515,000
204-206 Jepson St, Fall River, MA \$507,000
481 Durfee St, Fall River, MA \$447,000
929 County St, New Bedford, MA \$435,000
113 Jenny Lind St, New Bedford, MA \$410,000
350 Ashley Blvd, New Bedford, MA \$450,000
596 Dartmouth St, Dartmouth, MA \$300,000
136 Fifth St, Fall River, MA \$346,500
145 Market St, Brockton, MA \$639,000
73-75 Byron Ave, Brockton, MA \$750,000
95-97 Pacific, Rockland, MA \$719,000
1551 N Main St, Middleboro, MA \$799,900
9 Clement St, Tiverton, RI \$349,900
698 Washington, Coventry, RI \$440,000

Industrial

241 Francis Ave, Mansfield, MA \$50,000,000
848 Airport Rd, Fall River, MA \$6,500,000
424 Nash Rd, New Bedford, MA \$650,000
20 Rhode Island Ave, Pawtucket, RI \$705,000
51 Green Hill Rd, Johnston, RI \$375,000

Warehouse

418 Quequechan St, Fall River, MA \$990,000

Land

1000 New State Hwy, Raynham, MA \$4,400,000
30 Francis Farm Rd, Rehoboth, MA \$2,400,000
90 De Pasquale Ave, Providence, RI \$230,000

Networking Tips

While online working has become the norm in the new world of Covid, authentic human connection remains of vital importance to people.

It has become a lot more difficult to network with the likes of business partners, clients and colleagues but the good news is there are ways to continue to network in an effective manner.



Reach out to any contacts who you may have lost touch. There is no need to have a particular reason to connect with those in your network other than curiosity about how they are doing. Try to deepen existing virtual relationships while creating new in-person ones wherever possible.

It is also a good idea to become someone that others know they can turn to. Hybrid working is expected to become the norm, which means that alternative ways to engage, connect and network with others need to be found. Do not be afraid to take charge and reach out to others.

Home Study Tips

One of the greatest things about living in the modern age is the ease of technological access allows the ability to study from home.



There are many different resources available for people wishing to study from home, as well as a few tips that can help make the experience easier.

One such tip is to make sure that your computer is well organized as it will inevitably be playing a large role in your home study.

A poorly organized computer that has a hard drive filled with stray miscellaneous files will make it much harder to keep track of your study in an efficient manner and to be able to revise, learn and keep up to date.

Another good tip is to stay focused on one particular material or resource at a time when you are studying a particular subject.

Courses can be supplemented with extra material but jumping between different courses will likely result in you becoming disorganized, getting sidetracked, and not fully absorbing what you are trying to learn.

FOR LEASE!

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

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



New Bedford, 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 a larger layout.

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

How to Detox from Social Media

Social media can be very addictive and while it has proven to have its uses, especially in the last year with the global pandemic, a lot of it is not real and too much social media use can cause anxiety, stress, and feelings of worthlessness.

One good tip is to turn off all their push notifications.

These are the messages that automatically pop up on phones in the form of alerts, which often distract people from what they are currently doing.

Disabling these notifications gives you greater control on when to make use of your social media apps and thus more control of your attention and time.

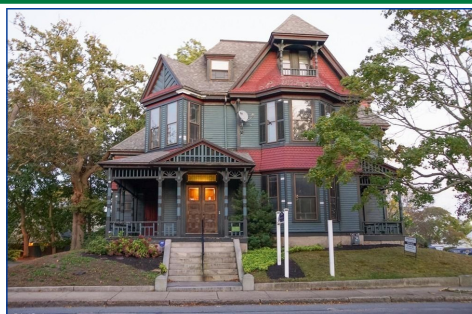
Another good tip is to remove social media apps from your home screen.

Keeping them out of immediate sight removes much of the temptation to constantly be checking them.

FOR LEASE!

Magnificent Office Spaces
1st & 2nd Floors
High Traffic Location

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



New Bedford, MA

FOR SALE

NEW BEDFORD, MA



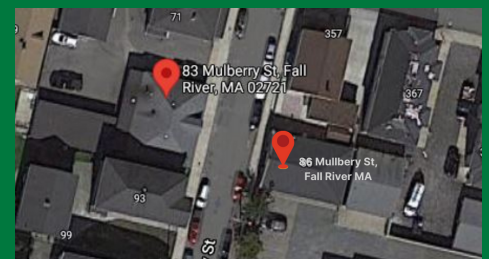
1,269 SF Office/Retail on Corner Lot
\$154,500

NEW BEDFORD, MA



600 SF Retail Barber Shop/Salon
\$159,900

FALL RIVER, MA



3,890 SF Mixed Use Free Standing
Buildings (w/21E) \$499,900

FALL RIVER, MA



26,733 SF Lot Overlooking Mt.
Hope Bay \$1.5 M



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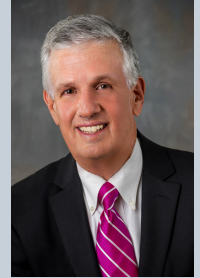
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FOR SALE

NEW BEDFORD, MA



4,300 SF Newly Renovated
Mixed-Use Office/Residential
\$399,000

NEW BEDFORD, MA



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

PLYMOUTH, MA



4,020 SF Day Care/Retail/Residential
\$850,000

NEW BEDFORD, MA



13,000 SF 3 Buildings in Prominent
North End \$750,000

NEW BEDFORD, MA



3,102 SF Landmark Tavern w/
Real Estate \$635,000