



## 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 Floor

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 Office

### 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

### INDUSTRIAL/WAREHOUSE

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

Contact Us at (508) 990-4280 or visit  
our website at  
[www.CoastalCommercialRE.com](http://www.CoastalCommercialRE.com)

## Top Reasons to Invest in Commercial Real Estate This Year

One of the many changes in the commercial real estate market over the last two decades is the increasing ease of entering the market. Many investors in the past considered commercial real estate as an option only for investors with large portfolios and all the right connections.

Today, thanks to the ability to use online platforms and services, smaller investors or those new to investing are entering the commercial real estate market and making a significant impact. Understanding the market is always critical. Working with a commercial real estate agent throughout the process is the best way to gain experience and avoid potential new investor mistakes. Let's take a closer look at why commercial real estate (CRE) is an attractive option for small investors in 2021.

### **Increased Profits and Faster ROI**

Most people have considered buying real estate as a form of passive income to add to their portfolio. Buying a residential property is an option, but it has a limited ability to earn income as a single-family dwelling. On the other hand, CRE can be upgraded, divided, and leveraged to increase profits and provide a better ROI. Businesses are more competitive for prime real estate locations, allowing building owners to increase rental income as the market allows.

### **Increased Vacancies in Office and Retail Space**

Lockdowns, work-from-home, and restructuring for many companies and retailers increased the vacancy rates in all cities. Class A office space, which is the most prestigious of the options, has seen a decrease in tenancy, particularly with smaller corporation leases. This provides opportunities for investors to buy into these upscale buildings. However, it will be important to have the funds to weather the storm until companies make the choice to move back to physical office space or to adjust their structure from the current remote work situation. Keep in mind, Class A office space will always be in demand due to the location, building amenities, and the expectations for a corporate office to have a physical location.

### **Increase in Value Over Time**

Unlike residential property investment that often has a revolving door when it comes to tenants, CRE is relatively stable, particularly with office and retail space in newer buildings. While there is some cost to consider in keeping these buildings fully upgraded and in like-new condition, the offsetting increase in value of the property makes this a valuable addition to any investment portfolio. It is also important to note that most leases for CRE are three to five years or more in duration. This stability and the investment the tenant has in maintaining the location is also a benefit to consider over residential property management challenges. While there is some volatility in the CRE market, it is not as reactive as the residential real estate market. This stability adds to the value of this type of investment as a long-term addition to your portfolio.





## Cash Sweep

*The use of free cash flow to pay down an outstanding loan balance, often implemented by a lender when a borrower is unable to payoff balance upon loan maturity.*

## SOLD

### Retail

11 Columbus Ave, N Easton, MA \$800,000  
10 Thaxter Ave, Abington, MA \$850,000  
154 Brockton Ave, Abington, MA \$195,000  
1294 Chalkstone Ave, Providence, RI \$159,900  
3116-3125 Post Rd, Warwick, RI \$800,000  
154 Brockton Ave, Abington, MA \$195,000  
2078 W Shove Rd, Warwick, RI \$3,875,000  
319 State Rd, Dartmouth, MA \$450,000  
489 Ashley Blvd, New Bedford, MA \$195,000

### Office

683 Bedford St, Bridgewater, MA \$530,000  
5 Chestnut St, Duxbury, MA \$1,700,000  
725 Reservoir Ave, Cranston, RI \$309,000  
128-132 Dorrance St, Providence, RI \$420,000  
65 Valley St, E Providence, RI \$919,700  
193 Waterman St, Providence, RI \$960,000  
4 Mansfield Ave, Norton, MA \$375,000  
309 Main St, Brockton, MA \$750,000  
313 Wareham Rd, Marion, MA \$405,000

### Mixed-Use

98 Front St, New Bedford, MA \$1,025,000  
683 Bedford St, Bridgewater, MA \$530,000

### Multi Unit

462 N Underwood St, Fall River, MA \$1,375,000  
2205 S Main St, Fall River, MA \$2,450,000  
150 Forest St, Fall River, MA \$1,645,000  
55 Wood Ave, Barrington, RI \$1,500,000  
175-179 E. Main St, Fall River, MA \$205,000  
124-126 Bay St, Fall River, MA \$540,000

### Industrial

376 Nash Rd, New Bedford, MA \$2,500,000  
129 Camelot Dr, Plymouth, MA \$1,084,000  
71-79 Valley St, E Providence, RI, \$180,830  
125 Tremont St, Rehoboth, MA \$1,100,000  
575 West St, Mansfield, MA \$20,575,000  
60 Industrial Cir, Lincoln, RI \$400,000

### Specialty

38 Central St, Central Falls, RI \$515,000

### Hospitality

120 Maintononmi Ave, Middletown, RI \$2,465,000

Contact Us at

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## Energy – and Money – Saving Tips

More people are spending more time than ever, and higher energy costs are becoming a growing concern, particularly in the winter months.

It is important to find ways of running a household that is energy efficient and cuts down on associated costs.

One good tip is simply to dress warmer and make use of heating wisely and only when necessary.

People should also understand that many devices are making use of energy – and costing them money – even when they are not actually being used, so when they are not needed, they should be switched off at the powerpoint.

Existing appliances should be checked to ensure if they are not costing money then is necessary, as newer models often make use of less energy.

A home should be kept well insulated, and it is also a good idea to make use of low-cost changes to keep warm.



## How to Remove WhatsApp Notifications

Many people are still using WhatsApp despite concerns over privacy issues, but the constant notifications can be particularly troublesome. The good news is there is a way to stop receiving constant notifications without deleting the app.



Notifications can be customized by Android users by going to Phone Settings. From there they can click on Select and then Manage Notifications, choose WhatsApp and either turn off notifications completely or selectively turn off the display notification and top preview details on the screen.

Users can also decide whether they want to be sent notifications for calls, critical app alerts, and sending media and so on. It is also possible for users to go to message notifications and turn off the toggle to prevent sound or popup notifications.

## FOR LEASE!

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

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

## Helping the Immune System

Building the immune system has never been more important, and people have been trying to improve their immunity by eating clean and working out to a strict routine but may be unaware that all that hard work can be undone by some far too common habits.

One toxic habit that has a negative impact on the body's immune system is not getting enough sleep.

Cytokines are a form of protein that assists the immune system and which the body produces during sleep, which means that too little sleep will result in less production of cytokines and a less efficient immune system.

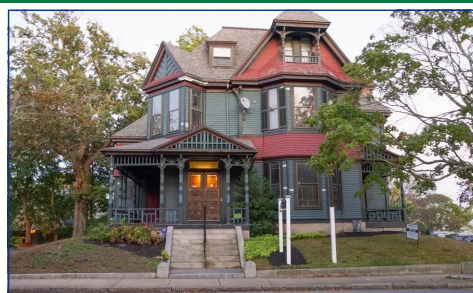
A lack of exercise is also bad for the immune system, preventing the efficient flow of blood throughout the body, which stops the substances that help to fight germs from getting to where they need to be.



## FOR LEASE!

**Magnificent Office Space**  
**2nd Floor**  
**High Traffic Location!**

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



New Bedford, MA

## FOR SALE NEW BEDFORD, MA



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

## FALL RIVER, MA



3,890 SF 2 Free Standing Buildings  
\$499,000

## NEW BEDFORD, MA



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

## NEW BEDFORD, MA



3,102 SF Landmark Turnkey Bar  
\$635,000

## NEW BEDFORD, MA



2,600 SF Turn Key 3 Unit Plaza  
\$295,000





# COASTAL COMMERCIAL Real Estate

Commercial Real Estate

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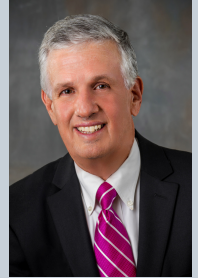
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## FOR SALE

### MARION, MA



2.9 Acres w/ 2 Warehouse  
Buildings 5,531 SF combined  
\$970,000

### NEW BEDFORD, MA



1,245 SF Medical Office  
Condo Units 2 & 3 \$155,000

### NEW BEDFORD, MA



2,985 SF Store-Front Busy Corner  
Lot \$629,900

### NEW BEDFORD, MA



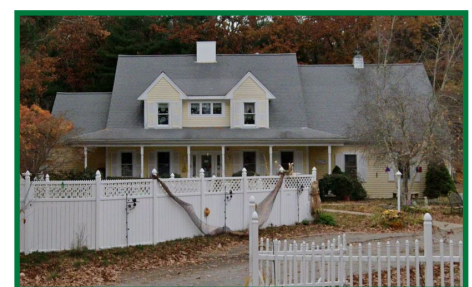
600 SF Retail Salon \$159,900

### NEW BEDFORD, MA



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

### PLYMOUTH, MA



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