

## FOR LEASE

### OFFICE SPACE

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

30-32 William Street, New Bedford, MA  
Historic Downtown 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

81 County Road, Mattapoisett, MA  
Two 1800 SF Units in Windswept Village

26 7th Street Unit 1S, New Bedford, MA  
1,200 SF Downtown Office Space

### RETAIL SPACE

2667 Cranberry Hwy, Wareham, MA  
1,500 SF Fully Equipped Salon

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

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  
1,372-2,146 SF Waterfront District

331 State Road, Dartmouth, MA  
1,500 SF Retail Space in Mall w/ 10 Units

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

211 Pope's Island, New Bedford, MA  
2,000-4,000 SF at The Bridge Shoppes

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

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

*For More Information,  
Please Contact Us at  
(508) 990-4280 or Visit  
[www.CoastalCommercialRE.com](http://www.CoastalCommercialRE.com)*

## Funding Options for New Commercial Real Estate Investors

Adding a commercial property to your investment portfolio may be a very good idea, even for those who are just getting started in developing passive income streams. CRE offers the advantage of being a true silent investor, particularly if investing with a group and having all aspects of the building management handled by a professional commercial real estate management team.



For first-time investors, funding may be one of the biggest challenges in entering the world of CRE investing. In these situations, there are options and opportunities to consider finding financing for these investments that often have a very high return on investment over the long term. It is critical to understand that the commercial property may not immediately be a source of revenue, and there may be additional expenses to consider for tenant upgrades, building modernization, and full retrofit requirements for plumbing, electrical, and HVAC systems.

### Traditional Funding Options

Obtaining funding through traditional means, including banks, credit unions, investment funds, or private financial institutions, is typically the first route most investors consider. The interest rates with these types of funding sources are usually competitive, but borrowers will need to have minimum credit scores, a good credit history, and limit their borrowing to the cap set by the lender. This is determined by your debt to ratio and any assets you hold as the borrower. It is difficult for most borrowers to get approval for a CRE loan through traditional lenders unless they have significant collateral, excellent credit scores and history, and a low-risk CRE investment proposal.

### Alternatives to Traditional Loans

Alternative funding sources are possibilities for most borrowers. There are several options to consider that provide more flexibility for repayment and often a less involved process for applying for the funding. Alternative funding sources can include options such as crowdfunding, lines of credit rather than loans, asset-based loans, or private loans. Be sure to understand all terms of the contract with the lender. It is wise to have an experienced CRE real estate agent review the contract. You may also want to have it checked by a real estate attorney.

Both types of lenders will look at both personal and business financial records for any potential borrower. Applying for a CRE loan as a business may provide benefits that applying as an individual is not able to offer. This includes the ability to consider the business case flow and business credit score in addition to personal financial information. Turn to your commercial real estate agent as a resource in finding funding for the investment. Additionally, multiple investors with solid credit are a benefit even if your business or personal finances may not be ideal for traditional or alternative lenders to consider for a loan.



## Industrial Gap

The difference between the demand and supply of industrial property in a given market or area.

## SOLD

### RETAIL

10 Pilgrim Hill Rd, Plymouth, MA \$11,100,000  
154 Washington St, 1st fl, Norwell, MA \$1,250,000  
155 Broad St, Bridgewater, MA \$1,500,000  
1 Commercial Wharf, Newport, RI \$700,000  
5 Hill St, Taunton, MA \$950,000  
101 Winthrop St, Rehoboth, MA \$595,000  
280-284 Valley St, Providence, RI \$2,705,882

### OFFICE

1630-1646 Purchase St, New Bedford, MA \$1,200,000  
1909-1913 Purchase St, New Bedford, MA \$280,000  
51 Jefferson Blvd, 4th fl, Warwick, RI \$510,000  
1664 Cranston St, Cranston, RI \$374,900  
66 Main St, S. Kingstown, RI \$348,000  
18 Perkins St, Brockton, MA \$385,000  
410 Wareham St, Middleboro, MA \$570,000  
95 Belmont St, Easton, MA \$634,150  
351 Depot St, Easton, MA \$850,000  
322 E Washington St, N Attleboro, MA \$374,500  
13 South Blvd, Wareham, MA \$890,000  
1144 Eddy St, Providence, RI \$1,495,000  
190 Putnam Pike, Johnston, RI \$1,100,000  
940 Waterman Ave, E Providence, RI \$1,075,000  
414 Benefit St, Pawtucket, RI \$475,000

### MULTI UNIT

150 Prospect St, Providence, RI \$960,000  
360 River St, Woonsocket, RI \$450,000  
63-65 Obery St, Plymouth, MA \$650,000  
413-417 Pine St, Central Falls, RI \$485,000  
81-83 Acushnet Ave, New Bedford, MA \$420,000  
740 Second St, Fall River, MA \$475,000  
104 Whitman St, New Bedford, MA \$519,000  
3 1/2 - 5 Green St, New Bedford, MA \$535,000  
108 Broadway, Taunton, MA \$710,000  
15-17 W Chestnut St, Brockton, MA \$785,000  
209 Pleasant St, Brockton, MA \$840,000  
66 Broadway, Hanover, MA \$1,205,000  
576 South Ave, Whitman, MA \$2,125,000

### INDUSTRIAL

411 Chapel St, Burrville, RI \$260,000

### LAND

35 Battery Ln, Jamestown, RI \$1,075,000

### STUDENT

280 Benefit St, Providence, RI \$1,650,000

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

## Coping with Anxious Kids

Children are more anxious than before in the wake of two years of a global pandemic, and coping with anxious kids can be a challenge for parents, but there are ways they can help youngsters to deal with their anxiety.

One good tip for parents is to encourage them to analyze their own thoughts and understand that thinking something does not make it true.

Thoughts come and go, and the more children realize this the easier they will be able to manage anxious thoughts.

Parents can also do their best to try and make home a peaceful place, even if they must work on themselves to do so.

Meditation can be helpful for both parents and children, as can deep breathing exercises, particularly when undertaken together as a family.

It is also a good idea to build your child's confidence with chores that are suited to their age group and then praise them for a job well done.



## Road trips with Pets

Many families in the US still enjoy the road trip as a form of vacation, and the majority of such families will also take their pet dogs along for the ride, particularly since more and more accommodation options are now pet friendly.

However, preparation is necessary to ensure a safe and happy vacation is had by everyone, including your furry friend. One good suggestion is to take a practice trip ahead of your road trip. This can just be a long weekend to see how your pet copes with having to be in a vehicle for a long period of time. Your pet should also be properly restrained, with distractions eliminated to ensure safe driving.

All collars, dog tags and ID numbers should be taken on the trip and on your pet all the time and be sure that all have been updated to include your cell phone number. Your vehicle will also need to be prepared for the trip by bringing along a pet bed or familiar blanket.



Dartmouth, MA

## FOR LEASE!

State-of-the-Art  
Office Space w/  
15' Ceilings

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

## FOR LEASE!

161 Pope's Island, New Bedford, MA



### New Development Opportunity!

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

Four 1st floor commercial/retail office units ranging from 1,372 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)

### Colon Health Tips

Diet is a critical factor in preventing several diseases, with medical experts recommending a diet that is high in fruit, vegetables, whole grains and low in animal fats to cut down on the chances of developing chronic illnesses including diabetes and coronary artery disease.

However, such a diet can also reduce the chances of colorectal cancer, and there are several other nutrition tips that can help to keep the colon healthy. One good tip is that you can never eat too many plant-based foods. The risk of cancer is massively decreased by having a diet that is rich in beans, nuts, seeds, and legumes, which naturally increase your intake of fiber, antioxidants, vitamins, and minerals. Try to cut down your intake of red meat by swapping it for chicken, fish, and turkey. Cutting down sugar intake by drinking water instead of soda and eating dark chocolate instead of milk chocolate can also prevent obesity and weight gain, which are risk factors for colon cancer.



Dartmouth, MA

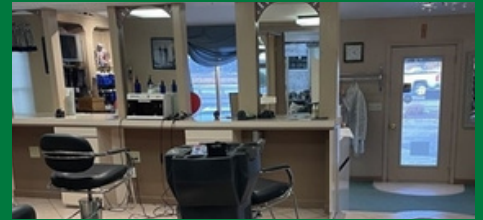
## FOR LEASE!

5,000 SF End Cap  
Storefront  
Retail / Office

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

## FOR LEASE

WAREHAM, MA



1,500 SF Fully Equipped Salon  
\$2,000 / Mo

DARTMOUTH, MA



1,911 SF Retail Storefront on Highly  
Traveled Road \$16 NNN

NEW BEDFORD, MA



3,656 SF Medical/Office Space 2nd  
Floor \$2,800 / Mo

FALL RIVER, MA



4,650 SF Heated Warehouse w/  
450 SF Office Space \$3,995 / Mo

MATTAPOISETT, MA



Two 1,800 SF Units Available in  
Windswept Village \$19.50



700 Pleasant Street, Suite 330 New Bedford, MA 02740

May 2022

Commercial Real Estate  
news and more

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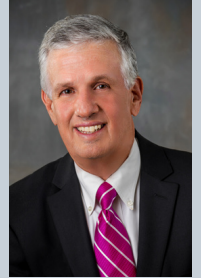
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## FOR SALE

### NEW BEDFORD, MA



4-Condo Office Package in  
Historical Rodman Mansion \$1.3M

### MARION, MA



8.55 Acres & 5,531 SF Buildings  
\$1.1M

### NEW BEDFORD, MA



2,665 SF General Office Building  
on High Traffic Road \$345,000

### SWANSEA, MA



2.89 Acres Commercial/Industrial  
Lot \$1.65M

### FALL RIVER, MA



1,700 SF Spacious Garage  
\$199,000

### FALL RIVER, MA



2,190 SF 3-Bay Garage w/ Paint  
Booth \$199,000