

FOR LEASE

OFFICE SPACE

175 William Street, New Bedford, MA
850 SF 3 Office Spaces in Downtown

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

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

21 Ventura Drive, Dartmouth, MA
7,300 SF State of the Art Space w/ 15' Ceilings

404 County Street, New Bedford, MA
Office Spaces in Majestic Downtown Mansion

RETAIL SPACE

895-897 Pleasant Street, New Bedford, MA
Up to 3,000 SF, Two 2nd Fl Office Spaces

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

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*

Tips For Choosing a Top Commercial Real Estate Agent

Both commercial real estate buyers and sellers should have a trusted, experienced, and knowledgeable commercial real estate agent working with them throughout the process. There are several factors to consider when choosing a commercial real estate agent and taking the time to find the best professional can save you significantly as a buyer and increase your revenue potential as a seller.



Starting Point

The first step in finding the right agent as a buyer or seller in the commercial real estate market is choosing a professional specializing in commercial real estate. It is not uncommon for some real estate agents to handle residential and commercial property deals. In choosing a commercial real estate agent that focuses on commercial deals, you have experience, knowledge, and market awareness. These are also professionals that are aware of trends within a city or neighborhood and assist in determining the feasibility of properties on the market based on past sales, leasing data, building types, and property potential. When meeting with the CRE agent, consider how willing he or she is to listen to your needs. The best agents work for the customer, but they also provide information and recommendations that are of benefit to their clients.

References and Testimonials

Top commercial real estate agents understand how important reputation is and they often share the testimonials of past clients that can speak to the level of service provided. You will often find these business reviews and feedback on their business website. Another option would be to reach out to lenders and attorneys for references on business interactions they may have had with your prospective real estate business to get their impression of the agent and the process.

Expertise and Experience

One of the reasons that expertise and experience are such critical factors in choosing a commercial real estate agent is the network of buyers and sellers they bring with them. Many of the top CRE agents know about listings or buyers before the information is generally known in the area. This is an advantage to both the buyer and the seller and can ensure a fast sale at a favorable price. In addition to a network, experienced CRE agents can effectively market the property through digital platforms. They understand how to maximize their reach through promotions, events, social media platforms, and reaching out to a wider market. For buyers, these agents are able to quickly identify new or existing properties on the market or make suggestions of potential properties based on your requirements. Finally, a top commercial real estate agent anticipates your needs as their client. This includes assisting both buyers and sellers through offers, negotiations, and support with financing and managing the complexities of these types of contracts.



Cash-on-Cash Rate

A rate of return that calculates the cash income earned on the cash invested in a property.

SOLD

Retail

104 Winter St, Taunton, MA \$750,000
561 Wareham St, Middleboro, MA \$549,000
584 Smithfield Ave, Pawtucket, RI \$385,000
162 Sconticut Neck Rd, Fairhaven, MA \$425,000
16 Water St, Freetown, MA \$220,000
7380 Post Rd, N Kingstown, RI \$505,000
269-271 Main St, Wakefield, RI \$801,000
999 S Washington St, N Attleboro, MA \$29,170,000
1583 Atwood Ave, Johnston, RI \$8,000,000

Office

150 Pleasant St, Attleboro, MA \$450,000
137 Washington St, Norwell, MA \$1,456,920
133 Washington St, Norwell, MA \$749,285
141 Washington St, Norwell, MA \$349,796
300 Tower Hill Rd, N Kingstown, RI \$536,000
931-933 Smith St, Providence, RI \$417,000
10 Central Ave, Situate, MA \$399,000
215 Chauncy St, Mansfield, RI \$2,900,000

Multi Unit

619 Central Ave, Pawtucket, RI \$525,000
141 Harrison St, Pawtucket, RI \$417,000
182 Deane St, New Bedford, MA \$425,000
57 Merrimac St, New Bedford, MA \$455,000
75 Walden St, New Bedford, MA \$465,000
173 Mott St, Fall River, MA \$555,000
56 Nye St, New Bedford, MA \$505,000
26 Harrison Ave, Taunton, MA \$625,000
57-63 Cordage Ter, Plymouth, MA \$1,165,125
15 N Main St, Attleboro, MA \$1,850,000

Industrial

229 Coffin Ave, New Bedford, MA \$490,000
70 Pleasant St, W Bridgewater, MA \$3,025,000
1 Energy Way, W Warwick, RI \$3,100,000
594 Airport Rd, Fall River, MA \$263,686
1 Energy Way, W Warwick, RI \$3,100,000
24 Minnesota Ave, Warwick, RI \$1,725,000
3 Norfolk Ave, Easton, MA \$2,915,000
200 John Dietsch Blvd, N Attleboro, MA \$5,000,000

Health Card

25 E Nilsson St, Brockton, MA \$2,905,000

Sports & Entertainment

30 Golf Dr, Plymouth, MA \$3,200,000

Land

300 Tower Hill Rd, N Kingstown, RI \$536,000

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

Advice for Caregivers

Caregiving is an incredible gift, but one that has emotional, physical, and financial consequences. Caregivers need to remember to take care of themselves, and that includes their own finances.

According to statistics, most caregivers spend a quarter of their income on activities related to caregiving, a figure that could result in serious consequences for their long-term financial future if a good plan is not put into place.

Having an open and honest conversation about money is vital for those taking on the responsibility of being a caregiver.

The financial resources of the one being cared for needs to be considered as well as any financial support that can be offered by other family members.

It is also a good idea to check to see what services are provided by the medical insurance your loved one may have taken out.

Caregivers should also build two budgets – one for them and one for their loved ones, based on their individual expenses and finances to allow for a clear look at the expenses related to care and help them to plan.



Healthy Screen Time for Youngsters

The use of screen time has only increased over the past few years because of the pandemic, but when does it become too much for children?

Now that the world is slowly returning to normal it is vital to ensure youth is cultivating healthier habits in relation to screen time.

An addition to technology can disrupt concentration and make it harder to focus, as well as leading to anxiety and depression.

Kids should be started off with a basic cell phone rather than a smartphone, and limits need to be established, such as having devices plugged in at one location and kept out of bedrooms at night.

Parents should monitor the use of screen time, make use of parental control, and set time limits.

Mealtimes should also be kept free from technology, and outdoor activities scheduled, preferably involving nature and lots of physical exercise.



New Bedford, MA

FOR SALE!
Multi-Use Opportunity
for Office/Retail
\$154,500

Contact Lori at (508) 736-2387
or 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

Jellyfish Facts

Jellyfish are cool and strange creatures, yet most people know surprisingly little about them – and the more you know, the stranger and cooler they become. Jellyfish are the world's oldest multi-cellular creatures, with jellyfish fossil snapshots having been discovered in rocks by scientists that are estimated to be over 500 million years old, making them older than the dinosaurs. Jellyfish have no heart or lungs, and they don't have any brains either! The skin of jellyfish is thin enough to allow them to absorb oxygen straight through it, removing the need for lungs, and has no blood that a heart would be needed to pump. A nerve net located just below their epidermis uses signals that allow them to respond to any environmental changes, so they have no need for the type of complex thoughts that would need to be processed by a brain. Jellyfish are also able to clone themselves. A jellyfish that is cut in half can regenerate pieces of itself and become two new jellyfish in the process.



Dartmouth, MA

FOR LEASE!

5,000 SF End Cap
Storefront
Retail / Office \$25 NNN

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

FOR LEASE DARTMOUTH, MA



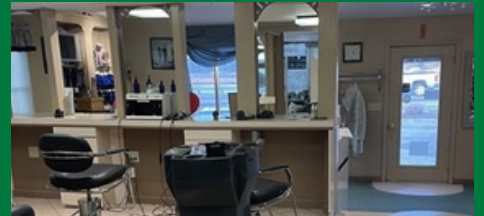
1,911 SF Retail Storefront on Highly Traveled Road \$16 NNN

FAIRHAVEN, MA



Two Units Available at Fairhaven CVS Plaza \$15 NNN

WAREHAM, MA



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

FALL RIVER, MA



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

DARTMOUTH, MA



7,300 SF State Of The Art Office
Space with 15' Ceilings \$15 NNN



COASTAL COMMERCIAL Real Estate

700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate
news and more

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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

FALL RIVER, MA



26,733 SF Approved Lot
For Condos & Garage \$1.5M

FALL RIVER, MA



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

FALL RIVER, MA



1,700 SF Spacious Garage
\$199,000

SWANSEA, MA



2.89 Acres Commercial/Industrial
Lot \$1.65M