

## FOR LEASE

### OFFICE SPACE

432 County St, New Bedford, MA  
1,000 SF office at Busy Downtown Intersection

34 Barstow St Unit 2A-2, Mattapoisett, MA  
110 SF Office Space 2nd Floor

34 Barstow St Unit 2C-8, Mattapoisett, MA  
413 SF Office Space 2nd Floor

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

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

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

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

1549-1550 Acushnet Ave, New Bedford, MA  
Two 800 SF Storefront Units

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

1549-1551 Acushnet Ave, New Bedford, MA  
2,128 SF Storefront on Highly Traveled Road

2 Sarah's Way, Fairhaven, MA  
2,600 SF Space in Highly Visible Plaza

### WAREHOUSE

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

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

## Common Mistakes of First-Time Commercial Real Estate Investors

Investing in commercial real estate, as with any other investment, comes with potential risks. Different investors have degrees of comfort with risk. It is essential for first-time CRE investors to understand their level of risk tolerance and avoid mistakes that can derail even the best investment strategy. Let's take a closer look at the mistakes that can easily occur for a first-time CRE investor. Working with an experienced CRE agent provides a trusted, experienced professional to help navigate the process and avoid these issues.



### Failing to Consider the Costs

A common mistakes made by those new to CRE investment is to underestimate or fail to consider the ongoing costs of owning commercial real estate. Ideally, purchasing a property with a current positive cash flow and a steady tenant base should be a priority. Long-term tenants are always the best option as it eliminates the need for upgrades, modifications, or improvements to the rental space to entice or satisfy the needs of a new tenant. New investors in commercial properties often fail to realize there is a cost associated with finding the right tenant when there is a vacancy. This additional cost is over and above the lost revenue while the space is empty. Having the financial cushion for these situations should be a primary consideration when making an offer on any CRE.

### Great Price – Bad Location

Those new to CRE are more likely to look at the purchase price and the condition of the building and overlook the importance of the building's location. Investing in a building with a low price per square foot, particularly if it is a newer building or recently upgraded, often looks like a solid financial decision. However, if the building is in an inaccessible area or in a new development with limited traffic and visibility, it can be very difficult to find tenants and start generating revenue. This is where first-time investors are easily swayed by "what if" thinking. They often assume that they can drop the rates and attract tenants and then gradually raise the rates over time. While this is a possibility, the higher vacancy rates and the lower income create a double challenge for long-term sustainability.

### Rushing to Invest

FOMO, or fear of missing out, is alive and well for many inexperienced commercial real estate investors. They may experience a sense of urgency in making an offer on a property that, on the surface, appears to have significant investment potential. Taking the time to complete due diligence on the property, current tenants, the location, comparable properties on the market, and understanding the risks involved in the investment is time well spent. In addition, commercial properties can often look great in promotional and sales marketing, but only through research can this information be verified as accurate and a complete representation. Rushing to invest is often a sign of a decision based on emotion rather than research and sound financial and investment planning. Taking a step back and talking to those experienced in CRE is instrumental in making the right decision for your financial future.



## Blend and Extend

A type of lease renewal that allows tenants to blend their existing lease into a new and longer lease.

## SOLD

### Retail

1759 Mineral Spring Ave, N Providence, RI \$1,008,750  
 374-378 Elmwood Ave, Providence, RI \$950,000  
 513 Potters Ave, Providence, RI \$950,000  
 91 Atwells Ave, Providence, RI \$550,000  
 66 Sophia St, Providence, RI \$550,000  
 6-10 Budlong Rd, Cranston, RI \$530,000  
 1181 Post Rd, Warwick, RI \$360,000  
 633 Winter St, Woonsocket, RI \$298,000  
 8 Depot Ave, Cranston, RI \$162,000  
 2196 Cranberry Hwy, W Wareham, MA \$775,000  
 160 South St, Plymouth, MA \$690,000  
 120 S Washington St, N Attleboro, MA \$1,200,000  
 805 Brock Ave, New Bedford, MA \$172,000  
 693 State Rd, Plymouth, MA \$865,000

### Office

1422 Victory Hwy, Burrillville, RI \$420,000  
 201-210 Clock Tower Sq, 2nd Fl, Portsmouth, RI \$250,000  
 250 Wampanoag Trl, 2nd Fl, Riverside, RI \$109,000  
 242 Schoosett St, Pembroke, MA \$224,900  
 555 Pleasant St, U:101, Attleboro, MA \$375,000  
 3 School St, Taunton, MA \$405,000

### Multi Unit

3 Chilton St, Plymouth, MA \$1,550,000  
 220 N Main St, Brockton, MA \$1,100,000  
 224 Pleasant St, Brockton, MA \$751,000  
 23 Tallman St, New Bedford, MA \$1,450,000  
 20 Cottage St, Brockton, MA \$640,000  
 230 School St, Taunton, MA \$460,000  
 275 Blackstone St, Fall River, MA \$549,000  
 1430 Pleasant St, New Bedford, MA \$550,000  
 621-631 King Philip St, Fall River, MA \$1,350,000  
 231 Main St, Easton, MA \$1,350,000  
 254-276 Fourth St, Fall River, MA \$1,800,000  
 1328 S Main St, Fall River, MA \$715,000  
 43 Reuben St, Fall River, MA \$585,000  
 61 County St, New Bedford, MA \$525,000

### Mixed-Use

120 Nantasket Ave, Hull, MA \$1,450,000  
 1426 S Main St, Fall River, MA \$389,000

### Industrial

55 Dupont Dr, Providence, RI \$12,350,000  
 575 Lonsdale Ave, Central Falls, RI \$1,850,000  
 1637 Elmwood Ave, Cranston, RI \$1,610,000  
 4 Edwards St, Providence, RI \$637,500  
 519 River St, Woonsocket, RI \$355,000  
 435 Narragansett Park Dr, Pawtucket, RI \$350,000  
 50 Scotland Blvd, Bridgewater, MA \$18,000,000  
 45 Scotland Blvd, Bridgewater, MA \$9,000,000  
 55 Scotland Blvd, Bridgewater, MA \$8,000,000  
 35 Scotland Blvd, Bridgewater, MA \$7,000,000  
 51 Circle St, Woonsocket, RI \$1,350,000

### Flex

7 Starline Way, Cranston, RI \$1,695,000

### Specialty

10 Turner Ave, Riverside, RI \$998,500

### Land

99 Armstrong Rd, Plymouth, MA \$1,100,000  
 000 Bedford St, Bridgewater, MA \$2,500,000  
 0 Broadway, Raynham, MA \$140,000

## Tech Tips for Long Haul Flights

Long haul flights can be challenging and exhausting, but technology can help to overcome some of the inherent issues many people have with this form of travel. One good tech tip for long-haul flights is to make use of noise-canceling headphones that utilize microphones



to listen to the environment around you and then cancel it out with a type of "anti-noise" that helps people to relax and even get some sleep.

Another good tech tip is to download a lot of TV shows, movies, and music prior to boarding. Wi-Fi can be slow and expensive when used during flight so downloading stuff in advance means you will have plenty of entertainment to get through the journey without relying on the internet while in the air. Passengers might also want to get the airline app, which many airlines use to provide in-flight entertainment. These apps can also be used for the purpose of accessing your boarding pass, tracking your luggage, changing seats and much more

## Add More Potassium to Your Diet

Potassium is highly beneficial to health, improving fluid circulation, muscle contraction control and nerve transmission while also working as an electrolyte to conduct electricity in the body and assist with the management of crucial functions.



Eating enough potassium can help to reduce blood pressure, prevent kidney stones, and help with water retention. Bananas are a very popular source of potassium as well as vitamins B6 and C, manganese, fiber, and magnesium.

Some fish can also provide more potassium and are also an excellent source of minerals such as iodine, iron and zinc while being full of vitamins B and D as well as omega-3 fatty acids. Other great sources of potassium are beans and legumes, watermelons, and spinach.



**Dartmouth, MA**

## FOR LEASE!

**State-of-the-Art  
Office Space  
\$15 NNN**

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



## Supporting Learning for ADHD Kids

ADHD affects around 5% of children and teenagers all over the world with symptoms including difficulty controlling impulses and maintaining concentration as well as with time management and the planning and organizing of tasks.



Those with ADHD thus find learning much more difficult than others and while this can be helped with medication there is other support required for youngsters with ADHD.

Home learning can be of benefits for kids with ADHD, according to new research from Australia, and there are several strategies that can be helpful. One good tip is to have routines, time management and organization. This can include getting up at the same time in the morning every day and following a set schedule.

Parents should also take an active involvement in the work of their child to keep track of what has been done and what still needs to be completed. The most important thing to keep in mind is that kids with ADHD are not deliberately being impulsive or naughty and to try and limit distractions while exercising patience.

---

## Coney Island Facts

The famous Coney Island in New York City has a long and complex history and is an iconic attraction in Brooklyn with a wealth of fascinating trivia facts. It is still not known where Coney Island got its name. Although one theory suggests it originated from Dutch settlers that came across the stretch of coastal land and found it had a large population of wild bunny rabbits, with the Dutch word konijn meaning "Rabbit". Coney Island once played host to a hotel that was shaped like an elephant. The Elephantine Colussus, sometimes called The Elephant Hotel, was constructed back in 1881 and was a 12-story structure with 31 rooms, guest rooms with an organ theme, an observatory, and a tobacco store. The hotel eventually burned down in 1896. Many amusement parks have been hosted by Coney Island and continue to be hosted on Coney Island to this day including Luna Park.



**NEW BEDFORD, MA**

## FOR SALE!

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

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

## FOR LEASE WAREHAM



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

## DARTMOUTH, MA



Up to 5,400 SF Retail Space in  
Faunce Corner Crossing \$16 NNN

## NEW BEDFORD



3,656 SF Medical / General Office  
Space, 2nd Fl \$2,890 / mo

## NEW BEDFORD



1,372 SF -2,146 SF  
High Profile Pope's Island \$15 NNN

## DARTMOUTH



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



700 Pleasant Street, Suite 330 New Bedford, MA 02740

September 2022

Commercial Real Estate  
news and more

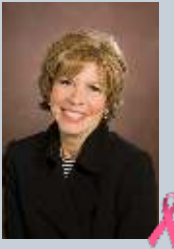
US.POSTAGE  
PAID  
NEW BEDFORD, MA  
PERMIT NO. 118  
ZIP CODE 02740

**Sign Up To Receive Our  
Monthly Newsletters  
Electronically!**

[www.coastalcommercialre.com/newsletters/](http://www.coastalcommercialre.com/newsletters/)



**Lori A. Nery**<sup>®</sup>  
CBR, LMS, GRI, VP



LoriNery@comcast.net  
508-736-2387

**Richard Stang, Esq.**



R.Stang@nerycorp.com  
508-990-4280

**Marianella Perry**<sup>®</sup>



M.Perry@nerycorp.com  
774-826-6555

**Noble Vincent**<sup>®</sup>



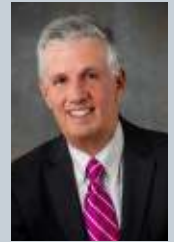
N.Vincent@nerycorp.com  
413-626-1655

**Justin Grolley**<sup>®</sup>  
MBA, CBI, CMEA



J.Grolley@nerycorp.com  
508-971-7383

**Kevin A. Nery, President**  
CBB, LCBI, M&AMI



K.Nery@nerycorp.com  
508-990-4280

## FOR SALE

### MARION, MA



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

### SWANSEA, MA



2.89 Acres Commercial/Industrial  
Lot \$1.65M

### NEW BEDFORD, MA



Landmark 4 Building Complex  
Fully Renovated on 1.5 Acres  
\$2.95M

### FALL RIVER, MA



3,100 SF Mixed-Use Commercial/  
Residential Building  
\$459,900

### NEW BEDFORD, MA



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

### DARTMOUTH, MA



Unique 1,120 SF Mixed Use  
Property on 21,780 SF Lot  
\$450,000