

FOR LEASE

OFFICE SPACE

98-100 8th Street, Unit 3 New Bedford, MA
250 SF Office Downtown

345 Union Street, Unit 9, New Bedford, MA
180 SF Office Space

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

34 Barstow St, Mattapoisett, MA
110 SF Office Space

306 Mt. Pleasant Street, New Bedford, MA
2,665 SF General Office Space/High Traffic

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

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

404 County Street 2nd/3rd Fl, New Bedford, MA
Office Spaces in Magestic Downtown Mansion

49 State Rd U:W201, Dartmouth, MA 02747
1,871 SF Prime Office Space

401 County Street, New Bedford, MA
3 Office Units 3rd Fl.

RETAIL SPACE

1598 Purchase Street, New Bedford, MA
1600 SF Turn-Key Restaurant Space

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

26 Market Street, Swansea, MA
760 SF Fully Equipped Salon

145 Faunce Corner Crossing, Dartmouth MA
U:2,8, 9 Up to 5,400 SF Space in Busy Plaza

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

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

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

WAREHOUSE

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

Contact us for additional
information at (508) 990-4280 or
visit our website at
www.coastalcommercialRE.com

Adding Commercial Real Estate to Your Portfolio

Commercial real estate (CRE) is considered an investment class that is a valuable alternative to more traditional investment classes such as stocks, bonds, and money market accounts.

This is not to say that CRE should replace these investment classes in a portfolio. Still, it is an effective way to diversify the portfolio and add an investment that has the option to be a solid choice for continual income and the ability to grow over time.



As with any type of investment, all CRE choices are not created equal. There are bad CRE investments that can, to a new investor, look like an excellent deal. Working with an experienced commercial real estate agent is essential in navigating the various opportunities on the market and choosing one that is right for your risk and investment level.

Considering the Options

There are many different types of property that fall under the heading of commercial real estate. The five main categories or sectors are traditionally considered to be multifamily, retail, office, industrial, and a catchall category of special interest. The performance in each of the five sectors will vary based on location and current economic trends. Over the last few years, industrial and multifamily investments have increased, while retail spaces tend to have decreased in value. At the same time, different properties have more risks for the investor. For example, an industrial warehouse with one tenant may be a riskier investment. Should that tenant leave or default on payments, the risk to the investor is much higher than a single tenant in a multifamily apartment complex or a large office building defaulting or ending their lease.

Location Still Matters

The law of supply and demand still plays a significant role in the viability of any CRE as an investment. Generally, if the property is in a stable and upward-trending location, it is worth more as an investment than a newer or more upscale CRE property in a high vacancy, low traffic, or remote location.

This is where understanding the market, the area, and the supply and demand for the specific category of CRE becomes a critical factor. This can be a steep learning curve, which is why a commercial real estate agent is an investor's biggest asset.

Developed and Undeveloped Investment Opportunities

One of the advantages of purchasing existing CRE is the ability to begin earning revenue on the property much faster than working with an undeveloped property. For many new investors, this is a critical decision. The other advantage of a developed property is the ability to crunch the numbers and understand what upgrades or renovations must be made to keep current tenants or attract new tenants. The same is not always true for new developments, where it is difficult to determine the demand for the building given a rapidly changing economy. Buying an existing building eliminates these issues but doesn't eliminate all the risks. Understanding the potential risks for any investment based on your portfolio, risk tolerance, and financial strategy is always a requirement with any CRE purchase.



Fully-Amortizing Loan

A loan for which the term & amortization schedule are equal; the loan is fully repaid over the course of the term through the monthly payments.

SOLD

Retail

255 W Greenville Rd, Scituate, RI \$575,000
13 Bristol Ferry Rd, Portsmouth, RI \$500,000
715 E Washington, N Attleboro, MA \$399,000
488 South Ave, Whitman, MA \$210,000
1127 Main St, Hanson, MA \$490,000
19 Hull Shore Dr, Hull, MA \$825,000
634-8 Adamsville Rd, Westport, MA \$550,000

Office

1061 Pleasant St, New Bedford, MA \$1.38M
55 Pine St, Providence, RI \$2.15M
1637 Mineral Spring Providence, RI \$195,000
615 Jefferson Blvd, Warwick, RI \$179,900
1563 Fall River Ave. Seekonk, MA \$315,000
615 Jefferson Blvd, Warwick, RI \$179,900
88 Boyd Ave, E Providence, RI \$2,715,000
110 Long Pond Rd, Plymouth, MA \$130,000

Multi Unit

30 McGurk St, New Bedford, MA \$475,000
502-506 Alden St, Fall River, MA \$630,000
4-6 Granit St, Taunton, MA \$685,000
7 Sixth St, Attleboro, MA \$750,000
227-233 Whipple St, Fall River, MA \$900,000
593 Wood Ave, Woonsocket, RI \$357,000
1 Candy Apple Dr, Dartmouth, MA \$11.1M
10 Clark Ave, Pawtucket, RI \$650,000
197 Ashley Blvd, New Bedford, MA \$605,000
177 Ashley Blvd, New Bedford, MA \$437,500
1050-54 Washington St, Abington, MA \$1.7M
2 Carey St, Brockton, MA \$1.1M

Industrial

35 Hanover St, Hanover, MA \$1,499,999
73 Old Hopkinton Rd, Westerly, RI \$170,000
90 Salmon St, Providence, RI \$695,000

Land

0 Dry Bridge, N Kingstown, RI \$499,900

Medical

110 Long Pond Rd Plymouth, MA \$130,000
8 Market Crossing, Plymouth, MA \$1.2M

Contact us for additional
information at
(508) 990-4280 or visit our
website at
CoastalCommercialRE.com

Keeping Bones Healthy

Bones are arguably the most important part of the human body, covering all the vital organs with the likes of the ribcage, peripheral skeleton and spinal column.

The bone mass within the skeletal system actually accounts for almost 14% of the human body weight.

Maintaining bone health becomes more important as we grow older and the good news is there are ways to improve the health of our bones.

One way is to engage in regular physical exercise. The likes of resistance exercises, walking, weight lifting, jogging, etc help to increase bone quality as well as form a larger density by stimulating the bones.

With good density, the bone will not be as brittle and there will be fewer fractures.

Another good way to keep bones healthy is to make sure you maintain an adequate calcium intake for your age group.

The minimum calcium intake is 1000 milligrams per day for women, though it is normally around 1200 for teenage girls and 1300 for adult women.



Horse Facts

Horses are truly majestic creatures that ooze mystique and grace but there are many trivia facts about horses that would surprise most people. One such horse fact is that horses' ears have ten different muscles in them. Because of this, they can move their ears independently and even rotate them almost the full 180 degrees. In comparison, there are only three muscles in the ears of human beings. Horses breathe through their noses because they are unable to breathe through their mouths in the same way as humans. Horses can see in almost every direction due to the fact that their eyes are positioned on the side of the head. Their only two blind spots are in front of and underneath their nose and directly behind them. Horses are also capable of understanding and interpreting human emotions, being able to read faces in addition to remembering the previous emotional state of a person and adjusting their behavior accordingly.



New Bedford, MA

For Lease!

2,665 SF General Office
Building on
High Traffic Road \$2,300 / mo

Contact Marianella at
(774) 826-6555 or
m.perry@nerycorp.com



New Bedford, MA

For Lease!

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

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



Commercial Listings Wanted!

**We have active Buyers and
Investors Ready to Purchase
Now !**

Taking Leave of a Saint

Two brothers in a small town had a reputation for bad behavior. But they were rich enough to avoid the consequences all the time. The pastor of the local church knew them well and tried to find the good in both of them, although this was next to impossible.

One day one of the brothers died suddenly. The other came to the church and asked the pastor to speak at his funeral.

"To be honest, I wouldn't know what to say," the pastor replied.

"Here." The brother took out his checkbook. "I'm writing you a check for \$10,000 for the church renovations you're always talking about. All you have to do is tell everyone at the funeral that my brother was a saint."

The pastor thought for a moment, then accepted the check.

At the funeral, the pastor stood before the townspeople come to see the last of one of their disliked neighbors. "I didn't know this man well," he said. "I do know that he cheated on his wife, and cheated everyone he did business with. But I can say one thing about him: Compared to his brother, he was a saint."



Swansea, MA

For Sale!

**760 SF Fully Equipped
Salon in High Traffic Area
\$1,650 / mo**

**Contact Noble at (413) 626-1655
or n.vincent@nerycorp.com**



New Bedford, MA

For Lease!

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

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

FOR SALE

NEW BEDFORD



**2,680 SF Mixed-Use Historic Bldg
\$495,000**

NEW BEDFORD



**1,760 SF Retail / Office Building on
High Traffic Route \$234,900**

NEW BEDFORD



**2,665 General Office Building on High
Traffic Road \$339,900**

DARTMOUTH



**Unique 1120 SF Mixed-Use Property
on 21,780 SF Lot \$450,000**



700 Pleasant Street, Suite 330 New Bedford, MA 02740

January 2023

Commercial Real Estate
news and more

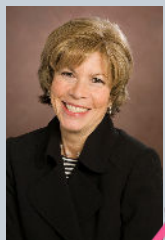
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FOR SALE

NEW BEDFORD, MA



3.16 Acre Transit-Oriented
Development (TOD) Site
\$6M

FAIRHAVEN, MA



52.45 Acres Agricultural w/ Forest,
Multiple Buildings, Vineyard,
Fruit Trees \$1.3M

NEW BEDFORD, MA



Landmark 4 Building Complex
Fully Renovated on 1.5 Acres
\$2.925M

FAIRHAVEN, MA



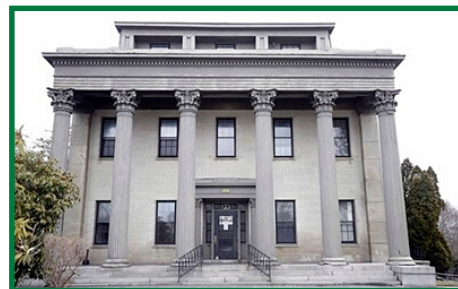
2,172 SF Commercial Garage
\$575,000

MARION, MA



8.55 Acres w/ 2 Warehouses
Combined 5,531 SF Bldgs
\$1.1M

NEW BEDFORD, MA



4-Condo Office Package in
Historical Rodman Mansion
\$999,000