

## FOR LEASE

### OFFICE SPACE

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

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

### RETAIL 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](http://www.coastalcommercialRE.com)

## The Importance of Understanding Tenants Needs in Commercial Real Estate Investments

When choosing commercial real estate as an investment, many new investors want to purchase a specific type of property within their budget. They typically have an idea of the ideal building or property that they want to own. While these issues are important, particularly budget and property type, there is a more effective way to consider any commercial real estate investment.



A better way to evaluate any new commercial real estate opportunity is to look at what your potential new tenants want and need.

This creates a more effective way to evaluate the property's current condition and understand any modifications, upgrades, or revamping that needs to be done to the property to retain existing tenants and attract new tenants. The best way to approach this is to think like the tenant. Considering what they want helps to determine how viable the building is to start earning revenue or what the costs would be to get it to that point. When businesses are considering a place to lease, there are several factors they consider. Evaluating your potential commercial real estate against these criteria helps to get a clear picture of the potential benefits and challenges of making the purchase.

- Location – this is always a given in commercial real estate. The building and property must be located in an area that has easy access to transportation, parking, and is located near their customer base.

- Other businesses – what other types of businesses are in the specific area? Are there similar businesses to the type you anticipate attracting to the building? A retail store or a professional office in an isolated area is less likely to appeal to new tenants than one with similar types of businesses that bring in traffic.

- Rental rates – what is the going lease or rental for similar spaces in the neighborhood? If the rent or lease prices are trending downward in the area, it is essential to consider this factor in determining if this is the right building to buy.

- Current technology integration – most businesses today require more than the basics in technology. As companies of all sizes move to remote or hybrid work, having a technology infrastructure in a commercial real estate investment is increasingly essential for tenants. If the building does not have this in place, what will the cost be to bring it up to current requirements?

- Options for expansion – is the building designed to allow tenants to expand their space as needed? This is a critical factor for many startup companies that only need limited space immediately but anticipate requiring more space in the future.

- Current tenants – are the current tenants in the building a good match for your ideal tenants, or will they hinder attracting the types of businesses you want in the building? This may include their industry, office size, and even the type of work or service they provide.

Considering a commercial real estate purchase from the perspective of having to lease out space is a helpful exercise. It can also be a simple way to highlight any challenges or problems with the building before making an offer.



## Force Majeure

An unforeseen event preventing the parties from fulfilling the terms of the contract.

## SOLD

### Retail

1 Casino Ter, Newport, RI \$6,000,000  
1005 Mineral Spring Ave, Providence, RI \$1,000,000  
843 Reservoir Ave, Cranston, RI \$445,900  
1180 S Main St, Pascoag, RI \$299,000  
161 Charles St, N Attleboro, MA \$900,000  
88 W Main St, Norton, MA \$650,000  
266 Washington St, N Easton, MA \$615,000  
1 Torrey St, Brockton, MA \$290,000  
2277 State Rd, Plymouth, MA \$100,000  
803 Crescent St, Brockton, MA \$575,000

### Office

2356 S County Trl, E Greenwich, RI \$750,000  
297 Pocasset Ave, Providence, RI \$660,000  
237 Wayland Ave, Providence, RI \$467,500  
57 Greene St, Warwick, RI \$419,000  
235 Hanover St, Fall River, MA \$13,358,418  
450 Pleasant St, Brockton, MA \$937,500

### Multi-Unit

159 Montgomery St, Pawtucket, RI \$831,711  
161 Montgomery St, Pawtucket, RI \$511,842  
52 Jackson St, Pawtucket, RI \$366,448  
854-862 Broad St, Central Falls, RI \$760,000  
233 Harrison St, Fall River, MA \$1,100,000  
105 Park St, N Attleboro, MA \$768,000

### Mixed-Use

580 Hathaway Rd, New Bedford, MA \$375,000  
1209 Stafford Rd, Fall River, MA \$420,000

### Industrial

60 Amflex Dr, Cranston, RI \$1,625,000  
538 Main St, Coventry, RI \$870,000  
579 Weeden St, Pawtucket, RI \$179,000  
550 Forbes Blvd, Mansfield, MA \$36,000,000  
46 Eastman St, Easton, MA \$2,475,000  
2185 Purchase St, New Bedford, MA \$585,000  
77 Turnpike St, S Easton, MA \$479,000  
32 Riverside Dr, Pembroke, MA \$3,200,000  
2185 Purchase St, New Bedford, MA \$585,000  
233-243 Harrison St, Fall River, MA \$1,100,000

### Land

114-120 W Grove St, Middleboro, MA \$1,975,000

### Hospitality

5407 Post Rd, Charlestown, RI \$2,680,000

### Student

132 De Pasquale Ave, Providence, RI \$1,000,000

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

## Surprising New Nutrition Facts

There were a number of new nutritional studies that emerged in 2022, with some often-surprising discoveries.

One fascinating new fact that came to light is that eating a wide array of proteins can cut down the chances of developing high blood pressure.

Eating more high-protein foods such as the likes of beans, lean meat, seafood, and whole grains was found to lower the odds of high blood pressure in a study published in March 2022 in the journal Hypertension. Individuals who ate four or more different sources of protein were found to decrease their chances of high blood pressure by as much as 66%.

Full-fat dairy and butter may be better for us than we have previously been led to believe, according to an August 2022 article published in Scientific Reports.

The report says certain saturated fats can actually improve health. C15:0, which is found in full-fat dairy and butter, can in a moderate amount improve overall health and wellbeing and even prevent disease, according to new research.

## Spanish Learning Tips

Spanish is an increasingly popular language so it is a great idea to learn it and there are a few tips that can make it even easier to learn!

One of the best tips for newcomers is to first learn your Spanish verbs. Verbs are often seen as the most difficult aspect of learning Spanish due to them having both regular and irregular forms.

Understanding and identifying verbs however will help learners to more easily master Spanish spelling and to predict words.

It is also a good idea to make use of visualization techniques.

These are helpful in regards to learning any language but the gendered language of Spanish, coupled with many verbs and almost every noun having both masculine and feminine versions make it vital for a student to be able to tell the difference.



Dartmouth, MA

## For Lease

Up to 2,000 SF Retail Space  
in Faunce Corner Crossing  
\$16 NNN

Contact Richard 508-990-4280 or  
email [r.stang@nerycorp.com](mailto:r.stang@nerycorp.com)



Dartmouth, MA

## For Lease

1,871 SF Medical Condo Office  
\$18 / SF

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





# Commercial Listings Wanted

We have active Buyers and Investors Ready to Purchase Now !



**NEW BEDFORD**

## For Sale

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

Contact George at 774-251-7024 or email [g.neves@nerycorp.com](mailto:g.neves@nerycorp.com)

## For Lease



### NEW BEDFORD

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

Contact Richard 508-990-4280 or email [r.stang@nerycorp.com](mailto:r.stang@nerycorp.com)



### NEW BEDFORD

**1,000 SF Office on Busy  
Downtown Intersection  
\$1,500 / mo**

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



### WAREHAM

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

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

## FOR LEASE FAIRHAVEN



**1,972 SF Retail End Cap on Highly Traveled Road \$18 / SF**

## NEW BEDFORD



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

## NEW BEDFORD



**3,656 SF Medical / General Office  
Space on 2nd Floor \$2,800 / mo**

## NEW BEDFORD



**Office Spaces in Downtown Mansion  
2nd and 3rd Floor**

## NEW BEDFORD



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



700 Pleasant Street, Suite 330 New Bedford, MA 02740

February 2023

Commercial Real Estate  
news and more

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



LoriNery@comcast.net  
508-736-2387

**Richard Stang, Esq.** **Marianella Perry**<sup>®</sup>

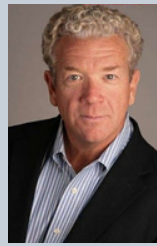


R.Stang@nerycorp.com  
508-990-4280



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

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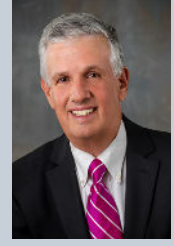


N.Vincent@nerycorp.com  
413-626-1655

**George L. Neves**<sup>®</sup> **Kevin A. Nery, President**  
CBB, LCBI, M&AM



G.Neves@nerycorp.com  
774-251-7024



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

## FOR SALE

### NEW BEDFORD



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

### NEW BEDFORD



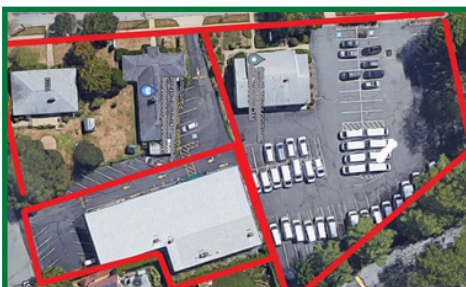
2,680 SF Mixed-Use Historic Bldg  
\$495,000

### FAIRHAVEN



2,172 SF Commercial Garage  
\$575,000

### NEW BEDFORD



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

### NEW BEDFORD



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

### DARTMOUTH



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