

FOR LEASE

OFFICE SPACE

298-300 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

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

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

RETAIL SPACE

1,372-2,146 SF High Profile Pope's Island
161 Pope's Island, New Bedford, MA

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

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

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

Do Your Homework Whenever You're Negotiating Leases

Whenever you're negotiating a lease, as a landlord you're trying to get the most amount of money you can out of the tenant, and as a tenant, you're trying to pay the least amount of money possible for the property. In the end, as in any successful lease negotiation, both parties will arrive at an agreement that will be somewhere between both of their wildest dreams.



But as a landlord, what are your most important considerations? You ideally want to get as much rent as you can for the property you'll be renting, but you'll also want to make sure that the tenant is someone you can really rely on to pay the rent. So you'll want to obtain financial information on your prospective tenant, which may involve getting a credit report and/or a financial statement on them. But there's one thing you can do that may be even more important than this—and that is speaking to their previous landlords.

Getting all the information on their financial history is definitely a solid idea, but you'll really want to talk to the people who have already been their landlords--because this is the same kind of relationship that you, too will be entering with them. With this in mind, people tend to exhibit the same kind of behavior they've exhibited in the past, whenever they're entering into similar relationships in the future. So talking to both their current and previous landlords can give you some solid insight into what you can expect from them.

But make sure you go beyond just talking to their current landlord, because if this one landlord is sick and tired of having this tenant in their property, they may not want to tell you about the bad experiences they've had with the tenant, because they'll want the tenant to just vacate their property and move into yours. So if you can, talk to their current landlord, and talk to one or two of their previous landlords, too.

Now on the other side of the coin, as a tenant, in addition to negotiating the terms of your lease, you'll definitely want to be certain that your landlord is someone who will abide by the lease terms, too. So before signing the lease, it may be wise for you to talk with some of the landlord's other tenants also. With this in mind, if you'll be moving into a multi-tenant building, this can be very easy to do. Just walk over to some of the other units, tell the tenants there that you're considering moving into the building, and ask them if they're happy with how their landlord is treating them. Ask them if their landlord has been doing a good job of maintaining the property, and responding to their calls whenever something needs to be fixed. Because some landlords really love collecting their rent every month, but they're not nearly as excited about fixing and maintaining the property.

So whether you're a landlord or a tenant, there are some steps you can take to ensure that the next principal you'll be signing a lease with will be someone you'll actually want to be in business with.

Do your homework and talk to the people who have already been doing business with them. Because everything may seem great within their outer presentation to you, but the truth is really in what others have to say about their own experience in working with them.



When a tenant vacates a space but still pays their rent. This prevents potential competitors from moving into the space.

SOLD

Retail

4326 Acushnet Ave. New Bedford, MA \$475,000
1155 Main St. West Warwick, RI \$3.3M
290 Bullocks Point Ave. E. Providence, RI \$169,000
36-56 Water St. Fall River, MA \$1.2M
68 Center St. Hyannis, MA \$450,000
728 GAR Hwy Swansea, MA \$2M
228 Main St. Buzzards Bay, MA \$275,000
4326 Acushnet Ave. New Bedford, MA \$475,000

Office

6 Merchants Rd. Sandwich, MA \$122,000
1501 Acushnet Ave. New Bedford, MA \$299,900
216 Huttleston Ave. Fairhaven, MA \$4.2M
182 N Main St. Fall River, MA \$1.5M
845-851 N Main St. Providence, RI \$195,000
10 Newport Ave. Pawtucket, RI \$800,000
2121 Smith St. N. Providence, RI \$675,000
41 Ford Ln. Warwick, RI \$775,000
584 Davisville Rd. N. Kingstown, RI \$180,000
2951 E Main Rd. Portsmouth, RI \$1.4M
36-56 Water St. Fall River, MA \$1.2M

Industrial

397 Eddy St. Providence, RI \$2.4M
14 Roberts Rd. Plymouth, MA \$270,000

Land

338 Allens Ave. Providence, RI \$2.7M
Route 1 Walpole, MA \$900,000

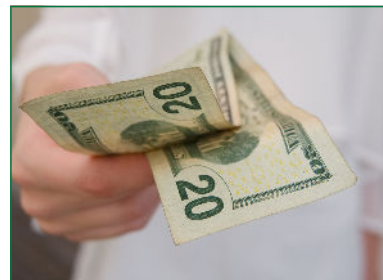
Specialty

580 Hathaway Rd. New Bedford, MA \$375,000
72 Kendrick Ave. Woonsocket, RI \$380,000

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

Lending Money to Family Members

Lending money to friends and members of your family can be a touchy subject, particularly if you have opened both your wallet and your heart...and have gotten both trampled on. Loaning money is rarely simple, but lending to friends and family members have the potential to derail important relationships, particularly if the money isn't repaid.



There are a number of precautions you should take if you are considering lending money to loved ones. One important point you really need to take under consideration is whether or not you can really afford to offer financial assistance.

One of the biggest errors people make is offering a loan without really thinking about the consequences. You need to think about what you had previously intended to use that money for, particularly if you had plans for it. Jeopardizing your own financial security is definitely not a good idea.

If you are in a relationship, especially if you have a shared bank account with your partner, it is vital to get that person's approval before offering financial help to your relative or friend. Not doing so will put a strain on your romantic relationship, as well as on your bank account.

Eye Health

The health of our eyes is of crucial importance for both children and adults. All kids should have a complete eye exam prior to beginning school, with regular visits every couple of years.

Unattended vision issues can cause difficulties in the classroom, resulting in children having confidence issues or simply being unable to read what the teacher is writing.



There are other ways to take care of our eyes too, such as eating the right foods. Berries, fish, whole grains, dark chocolate with a high cocoa content, citrus fruits, nuts, and leafy greens can help ensure that we enjoy good vision for our entire lives.



New Bedford, MA

For Lease

**1,000 SF Downtown Office
High Traffic Corner
\$1,900 / Month**

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



Dartmouth, MA

For Lease

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

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



Commercial Listings Wanted

We have active Buyers and Investors Ready to Purchase Now !



For Lease

NEW BEDFORD

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

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



NEW BEDFORD

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

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



FAIRHAVEN

1,972 SF Newly Renovated Retail End Cap \$18

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



DARTMOUTH

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

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

FOR SALE

NEW BEDFORD



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

FALL RIVER



1,776 SF Renovated Salon/ Barber Shop \$214,900

DARTMOUTH



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

NEW BEDFORD



1,760 SF Retail / Office Building on High Traffic Route \$205,000



700 Pleasant Street, Suite 330 New Bedford, MA 02740

April 2023

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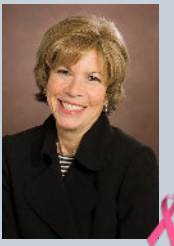
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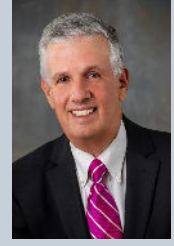


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FOR SALE

NEW BEDFORD



4 Condo Unit Package in the
Historical Rodman Mansion
\$600,000

NEW BEDFORD



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

NEW BEDFORD



Landmark 4 Building Complex
Fully Renovated on 1.5 Acres
\$2.75M

MATTAPOISETT



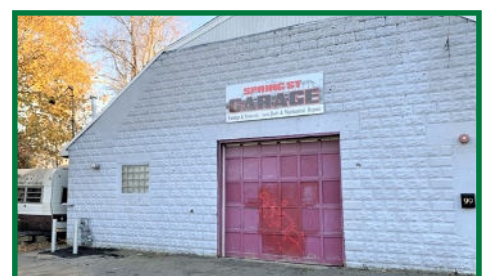
8,900 SF Office Building \$849,900

NEW BEDFORD



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

FAIRHAVEN



2,172 SF Commercial Garage
\$575,000