

FOR LEASE

OFFICE SPACE

298-300 County St, New Bedford, MA
1,000 SF Office at Busy Downtown Intersection

34A Barstow Street U:2A 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

899 GAR Highway, Somerset, MA
1,690 SF Highly Visible Space

49 State Rd U: W201, Dartmouth, MA
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

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

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

40 Howland Road, Fairhaven, MA
1,920 SF Unit on Highly Traveled Road

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

Helpful Tips for Choosing Commercial Real Estate Management Software

Commercial property management is often the most challenging aspect of getting into this type of investment.

Unlike residential investment where there is one property and one tenant, commercial real estate may involve hundreds of tenants in a single building, particularly when investing in multifamily dwellings.



Even with retail or office commercial real estate management, there are multiple tenants in most buildings. In addition, each tenant may have negotiated a slightly different lease agreement, which means a lot of potential for problems if the property management is not focused on adhering to the terms of the lease agreement. One solution is to invest in the right commercial property management software that provides transparency, automation, and increased efficiency for both the owner/investor as well as the property management team. There are several commercial property management software platforms and solutions on the market today. Not all offer the same features and options, and there is a significant difference in price between the basic and the advanced levels of software solutions.

Know Your Needs Now and In the Future

It is a good idea to talk to other commercial property owners and find out what features they use, what they wish they had, and what features they do not use on their current software systems. The software should be designed to allow access to the system based on a hierarchy or access restrictions to enhance security and prevent sensitive information from being accessed.

Integration with Current Processes

It is important to consider that, even with customization and options, there may be a need to integrate a current software system or program into the commercial property management system. The top software programs can accommodate this option, which can reduce the cost and the time of migrating data from one software program to another.

Automation Potential

Ideally, look to any commercial property management software to automate as much as possible through the system. Automation helps to eliminate errors, missed deadlines, and strategic business processes. It is also critical to ensure the information you have when making decisions is accurate, timely, and free from omissions that may delay your decision-making ability at critical times.



Preferred Return

A percentage of return of profits that an investor must receive before the investment management team can receive a profit.

SOLD

RETAIL

70 Copeland Dr Mansfield, MA \$1.5M
227 Warren Ave E. Providence, RI \$555,900
531 Smith St Providence, RI \$350,000
40 Fresno Rd Warwick, RI \$177,800
25 Narragansett Ave Jamestown, RI \$750,000
550 Central Ave Pawtucket, RI \$555,000
86 Mulberry St Fall River, MA \$180,000
94-96 Winthrop St Taunton, MA \$740,000
1099 Washington St Attleboro, MA \$1.9M
727 Central Ave Pawtucket, RI \$975,000
142-150 Central Ave Seekonk, MA \$950,000

OFFICE

3590 North Main Fall River, MA \$520,000
32 Linton St Pawtucket, RI \$245,000
725 Reservoir Ave Cranston, RI \$200,000
150 Purchase St Fall River, MA \$425,000
120 N Main St Attleboro, MA \$280,000
508 Branch Ave Providence, RI \$800,000
6454 Post Rd North Kingstown, RI \$790,000

INDUSTRIAL

150 State Rd Sagamore Beach, MA \$1.7M

MULTIFAMILY

153-157 Franklin Ave Cranston, RI \$625,000
160 Warwick Ave Cranston, RI \$580,000
5 Berkeley St East Providence, RI \$314,100
16 Fruit St Pawtucket, RI \$1.3M
213 Lowell St Fall River, MA \$750,000

SPECIALTY

699 Airport Rd Warwick, RI \$600,000

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For Lease



SOMERSET

1,690 SF Highly Visible Retail
Space \$28 / sf



NEW BEDFORD

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



DARTMOUTH

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



FAIRHAVEN

1,920 SF Commercial Retail /
Office Space \$2,880 / mo



NEW BEDFORD

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



NEW BEDFORD

Historic Downtown Office
Spaces

3rd-floor unit 2,500 SF \$1,100 / mo
Lower Level 1,560 SF \$900 / mo

Mortgage Management Tips

With interest rates on the rise, those already in financial stress have reason to be worried but the good news is there are some tips that can be followed to cope with debt and manage your mortgage repayments.



Making payments every two weeks instead of once a month is one such tip.

This can actually save money thanks to a trick of timing that means you will be able to make an additional two payments in a year without even noticing, ultimately resulting in the loan being paid off much more quickly than would otherwise be the case.

Another good piece of advice is to make use of an offset account.

This can be a useful tool for those with a variable home loan while it can still be used in the manner of a standard transaction account it will also reduce the interest payments on a loan just by having the money be in the account.

For Lease



WAREHAM

1,500 SF Fully Equipped Salon
\$1,800 / mo

Contact Noble Vincent at
(508) 990-4280 or
n.vincent@nerycorp.com



DARTMOUTH

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

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



NEW BEDFORD

1,000 SF Downtown Office
High Traffic Corner
\$1,700 / mo

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

FOR SALE

NEW BEDFORD



2,455 SF Mixed Use Property
\$474,900

FAIRHAVEN



2,172 SF Commercial Garage
\$575,000

NEW BEDFORD



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

NEW BEDFORD



4,300 SF Mixed-Use Office
Building \$399,900



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate
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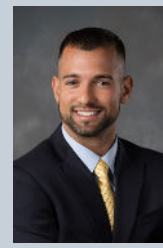
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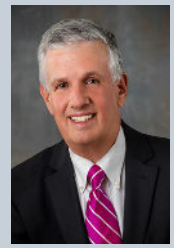
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FOR SALE

NEW BEDFORD



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

DARTMOUTH



3,200 SF High-Ceiling Garage
with 3.46 Acres of Land
\$1,125,000

NEW BEDFORD



Landmark 4 Building Complex
Fully Renovated on 1.5 Acres
\$2,499,000

NEW BEDFORD



2.1 Acres Fully Equipped
State-of-the-Art Fish Processing Plant
\$8.5M

NEW BEDFORD



4 Condo Unit Package
\$600,000

MATTAPOISETT



8,900 SF Office Building \$849,900