

FOR LEASE

OFFICE SPACE

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

412 County Street U:3W,3E New Bedford, MA
1100 SF Space

175 William Street, New Bedford, MA
Downtown Office Space

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

60 Brigham Street, New Bedford, MA
3,656 SF Medical Office Space, 2nd Fl

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

Rezoning Office Buildings as a Strategic Move in Today's Market

Rezoning a struggling office building for other uses can be a strategic move to adapt to changing market conditions and revitalize the property.

Here are some steps to consider when rezoning an office building for alternative uses:

1. **Research and Analysis:** Begin by conducting thorough research and analysis of the local market to identify potential alternative uses that are in demand. Consider factors such as demographics, economic trends, and emerging industries in the area.
2. **Engage with Zoning Authorities:** Familiarize yourself with the local zoning regulations and engage with the relevant zoning authorities or planning department to understand the requirements and procedures for rezoning. Consult with them to discuss your plans and seek guidance on the feasibility of rezoning for alternative uses.
3. **Feasibility Study:** Conduct a feasibility study to assess the financial viability of repurposing the office building for other uses. Evaluate factors such as renovation costs, potential rental or sale income, market demand, and the potential return on investment.
4. **Concept Development:** Based on your research and analysis, develop a concept for the alternative use of the building. This could include options such as residential, mixed-use, retail, hospitality, or creative spaces. Consider the building's location, size, amenities, and existing infrastructure when formulating your concept.
5. **Community Engagement:** Rezoning can sometimes face opposition from the local community. Engage with community members, stakeholders, and local businesses to build support for your project. Address concerns, communicate the benefits of the proposed alternative use, and seek feedback to incorporate community input into your plans.
6. **Submit Rezoning Application:** Prepare and submit a rezoning application to the appropriate zoning authorities. Include all required documents, such as architectural plans, financial projections, and community support documentation. Adhere to the specified application procedures and timelines.
7. **Approval Process:** The rezoning process typically involves reviews, public hearings, and potential negotiations with zoning authorities. Attend meetings and address any concerns raised during the approval process. Collaborate with zoning authorities to meet their requirements and secure the necessary permits for the new use.
8. **Marketing and Occupancy:** Develop a marketing strategy to attract tenants or buyers to the newly repurposed building. Highlight its unique features, location advantages, and the benefits it offers to potential occupants. Collaborate with real estate agents or property management firms to promote and lease or sell the space.

Remember that the specific steps and requirements can vary depending on local regulations and the nature of the alternative use being pursued. Working closely with professionals experienced in zoning and real estate development will help navigate the process more effectively.





Oversupply

The stock of supply of a particular type of commercial property that exceeds the quantity that can be cleared under prevailing market conditions and price levels.

SOLD

RETAIL

172-176 Broadway Newport, RI \$1.4M
1375 Park Ave Cranston, RI \$4.8M
45 Patton Rd Rumford, RI \$1.6M
5670 Post Rd East Greenwich, RI \$600K
1054 Main St Brockton, MA \$580K
716 Main St Weymouth, MA \$750K
262 Union St New Bedford, MA \$370K
840 Park Ave Cranston, RI \$500K
565 Dyer St Cranston, RI \$270K
10 Highland Ave Seekonk, MA \$2.9M
221 Jefferson Blvd Warwick, RI \$1.6M
60 Fortin Rd Kingston, RI \$515K

OFFICE

1249 Ashley Blvd New Bedford, MA \$670K
1909 Washington St Stoughton, MA \$525K
277 Union St New Bedford, MA \$200K
95 Jefferson Blvd Warwick, RI \$1.9M
849 Belmont St Brockton, MA \$650K
235 Plain St Providence, RI \$382.5K
216 Main St Pawtucket, RI \$770K
2915 Post Rd Warwick, RI \$300K
1909 Washington St Stoughton, MA \$525K

INDUSTRIAL

4 Crane Cir Cataumet, MA \$270K
150 State Rd Sagamore Beach, MA \$1.7M

MULTIFAMILY

898 Southern Artery Quincy, MA \$999K
272-292 Washington St Weymouth, MA \$1M

LAND

829 Scenic Hwy Bourne, MA \$550K

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

For Lease



NEW BEDFORD

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



NEW BEDFORD

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



FAIRHAVEN

1,920 SF Commercial Retail /
Office Space \$2,500 / mo



DARTMOUTH

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



DARTMOUTH

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

The Dog Days of Summer

Heat and humidity make many people physically uncomfortable, which in turn has a negative impact on their emotional well-being.

The human body can also begin to lack certain vitamins and nutrients in very warm weather, which can also cause mood changes and lower productivity.

To stay calm and be able to function normally, it is important for people to keep hydrated, eat fruits with a high-water content and lots of vitamins A and C, and talk to others rather than allow the heat to get to them.

Avoid food that is particularly sugary or oily and try to keep physically active. Hot weather makes people feel tired and lethargic, so try going out in the evening or early in the morning for walks, exercises, yoga, or playing sports.



For Lease



FAIRHAVEN

Multiple Office Spaces
2nd & 3rd Floors
\$22 / mo

Contact Noble Vincent at
413-626-1655 or email
n.vincent@nerycorp.com



NEW BEDFORD

Historic Downtown Office
Spaces

3rd-floor unit 2,500 SF \$1,100 / mo
Lower Level 1,560 SF \$700 / mo

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



NEW BEDFORD

All Inclusive 2 Room Office
Space \$775 / mo

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

FOR SALE

MARION



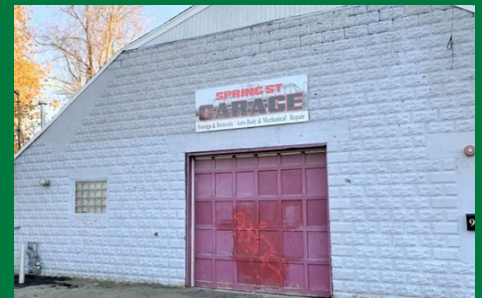
1,185 SF Professional Commercial
Condo \$325,000

NEW BEDFORD



2,455 SF Mixed Use Property
\$445,000

FAIRHAVEN



2,172 SF Commercial Garage
\$575,000

NEW BEDFORD



1,760 SF Retail/Office Building w/
Off Street Parking
\$185,000



700 Pleasant Street, Suite 330 New Bedford, MA 02740

August 2023

Commercial Real Estate
news and more

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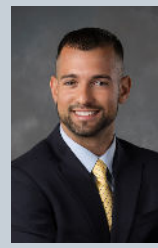
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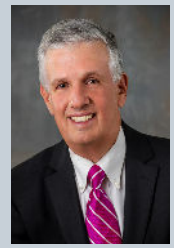
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Kevin Nery, President
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508-990-9800

FOR SALE

MATTAPOISETT



8,900 SF Office Building
\$849,900

FALL RIVER



1,776 SF Renovated Turn-Key
Salon \$199,900

NEW BEDFORD



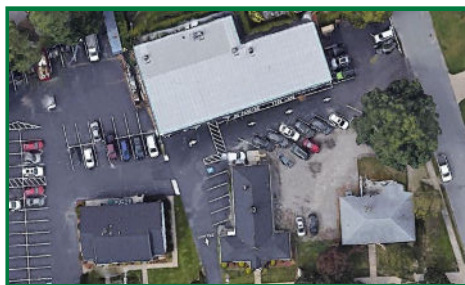
2.1 Acres Fully Equipped
State-of-the-Art Fish Processing Plant
\$8.5M

NEW BEDFORD



4 Condo Unit Package
\$600,000

NEW BEDFORD



Landmark 4 Separate Buildings
Fully Renovated on 1.5 Acres
\$2,499,000

NEW BEDFORD



3.16 Acre on Working Waterfront
near future MBTA Station \$6M