

FOR LEASE

OFFICE SPACE

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

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

200 Mill Road, Fairhaven, MA
Several Office Spaces

175 Willam 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

899 GAR Highway, Somerset, MA
1,690 SF Highly Visible Retail Unit

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

Common Mistakes of First-Time Commercial Real Estate Investors

Investing in commercial real estate, as with any other investment comes with potential risks. Different investors have degrees of comfort with risk. It is essential to understand their level of risk tolerance and avoid mistakes that can derail even the best investment strategy.

Let's take a closer look at the mistakes that

can easily occur for a first-time CRE investor. Working with an experienced CRE agent provides a trusted, experienced professional to help navigate the process and avoid these issues.

Failing to Consider the Costs: One of the most common mistakes made by those new to CRE investment is underestimating or failing to consider the ongoing costs of owning commercial real estate. Ideally, purchasing a property with a current positive cash flow and a steady tenant base should be a priority. Long-term tenants are always the best option as they eliminate the need for upgrades, modifications, or improvements to the rental space to entice or satisfy the needs of a new tenant. New investors in commercial properties often fail to realize there is a cost associated with finding the right tenant when there is a vacancy. This additional cost is over and above the lost revenue while the space is empty. Having the financial cushion for these situations should be a primary consideration when making an offer.

Great Price – Bad Location: Those new to CRE are more likely to look at the purchase price and the condition of the building and overlook the importance of the building's location. Investing in a building with a low price per square foot, particularly if it is a newer building or recently upgraded, often looks like a solid financial decision. However, if the building is in an inaccessible area or in a new development with limited traffic and visibility, it can be difficult to find tenants and start generating revenue. First-time investors often assume that they can drop the rates and attract tenants and then gradually raise the rates over time. While this is a possibility, the higher vacancy rates and the lower income create a double challenge for long-term sustainability.

Rushing to Invest: Many inexperienced commercial real estate investors may experience a sense of urgency in making an offer on a property. Taking the time to complete due diligence on the property, current tenants, the location, and comparable properties on the market, and understanding the risks involved in the investment is time well spent. Rushing to invest is often a sign of a decision based on emotion rather than research and sound financial and investment planning. Taking a step back and talking to those experienced in CRE is instrumental in making the right decision for your financial future.





Planned Unit Development (PUD)

A means of land regulation that promotes large-scale, site-specific, mixed-use land development

SOLD

RETAIL

115 S Main St West Bridgewater, MA \$1.8M
450 Prospect St Pawtucket, RI \$700,000
785 Broadway Raynham, MA \$689,900
599 Reservoir Ave Cranston, RI \$1.4M
751 Eastern Ave Fall River, MA \$410,000

OFFICE

314 Gifford St Falmouth, MA \$169,000
15 W Britannia St Taunton, MA \$575,000
88 Sandwich St Plymouth, MA \$525,000

INDUSTRIAL

50 Meadowbrook Rd Brockton, MA \$416,500
172 Warwick Neck Ave Warwick, RI \$387,000
31 Mill St Assonet, MA \$1.4M
244 Liberty St Brockton, MA \$475,000
5 Industrial Dr Mattapoisett, MA \$9.9M
8 Meadow Park Rd Plymouth, MA \$675,800
289 Kilvert St Warwick, RI \$3.3M

MULTI-FAMILY

4 Claremont Ave Providence, RI \$605,000
176 Main St Falmouth, MA \$2.9M
143 W Grove St Middleboro, MA \$16M
37 S 6th St New Bedford, MA \$835,000
46 S 6th St New Bedford, MA \$689,000
115 Hillman St New Bedford, MA \$516,000
89 S 6th St New Bedford, MA \$460,000
295 Pleasant St New Bedford, MA \$417,000
623 County St New Bedford, MA \$416,000
126 Nash Rd New Bedford, MA \$414,000
393 Pleasant St New Bedford, MA \$403,000
54 Russell St New Bedford, MA \$403,000
218 Tinkham St New Bedford, MA \$377,000
223 Walnut St New Bedford, MA \$370,000
161 Maxfield St New Bedford, MA \$370,000

LAND

27 E River St Providence, RI \$2.3M
43 S Main St Acushnet, MA \$575,000

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For Lease



NEW BEDFORD

3,635 SF Mixed-Use Office Space
with Plenty of Parking
\$2,800 / mo



FAIRHAVEN

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



NEW BEDFORD

All Inclusive Office Space
500 SF \$600 /mo
600 SF \$775 /mo



DARTMOUTH

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



NEW BEDFORD

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

Cybersecurity Weak Links: How to identify and fix them at your company

It's important for businesses to inform employees about cybersecurity threats as they are not just about criminals on the outside, they can come from the inside, too.

Employees can mistakenly click a link or fall for a scam that would allow a cyberattack to take hold.

Data research from Stanford University found 88% of all data breaches were caused by an employee mistake and over 50% of employees surveyed said they fell for a phishing email in which someone impersonated.



For Lease

NEW BEDFORD

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

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

SOMERSET

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

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

For Sale

MATTAPOISETT

8,900 SF Office Building
in the Heart of Mattapoisett
Asking Price \$735,000

NEW BEDFORD

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

Contact George at
774-251-7024 or email
g.neves@nerycorp.com

FOR LEASE

DARTMOUTH



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

NEW BEDFORD



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

WAREHAM



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

FAIRHAVEN



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



700 Pleasant Street, Suite 330 New Bedford, MA 02740

September 2023

Commercial Real Estate
news and more

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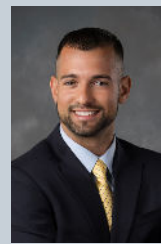
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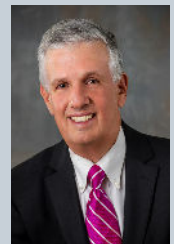
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508-990-9800

FOR SALE

MARION



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

NEW BEDFORD



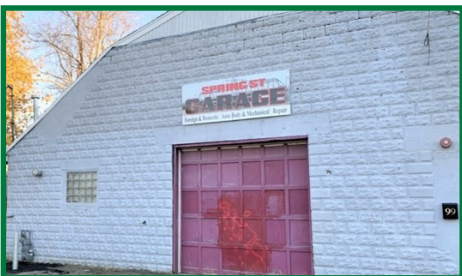
3.16 Acre on Working Waterfront
near future MBTA Station \$6M

NEW BEDFORD



4 Condo Unit Package
\$495,000

FAIRHAVEN



2,172 SF Commercial Garage
\$575,000

NEW BEDFORD



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

FALL RIVER



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