

## FOR LEASE

### OFFICE SPACE

1249 Ashley Blvd, New Bedford, MA  
900 SF Highly Visible Office Space

131 Hiller Road U:A, Rochester, MA  
1,000 SF Independent Office Space

150 8th Street, New Bedford, MA  
1,500 SF Prime 1st Floor Space

200 Mill Road, Fairhaven, MA  
12,000 SF Contiguous Office Spaces  
& 2,000 SF Office

175 Willam Street, New Bedford, MA  
Downtown Office Space

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

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

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

## How Much Does Your Property Insurance Really Protect You?

Property insurance is something that we traditionally insist on having in place on commercial properties that we own. The thought of potentially sustaining major damage to one of our properties and not being protected by insurance for the loss would make most of us completely wince when thinking about it.



But what will your insurance company really pay you whenever you sustain a loss that you believe is fully covered by your insurance policy? We continually see ads telling us how much we can count on an insurance company to really be there and to do the right thing for us when we need it, but how much of what we hear is really true?

After all, the insurance companies are in business to turn a profit, but you need to understand what this means in terms of how much they'll really be paying you once you sustain a loss. With this in mind, earthquake insurance can be a prime example of where we can have a huge misconception about how much the insurance company will really pay whenever a claim is filed for earthquake damage. If you have a policy with a 15% deductible, for example, and it would cost \$500,000 to rebuild the entire building, you'll oftentimes need to pay for the first \$75,000 in damage done to the building by an earthquake. So, if the building sustains \$75,000 in damage from an earthquake, you'll need to pay that entire amount, as the deductible is calculated as being 15% of the total replacement cost of the building.

Keeping this in mind, something you may want to do is to have a chat with the people in the claims department of your property insurance company before you ever need to file a claim with them. Run different scenarios by them that could potentially happen to your building and include scenarios where the building sustains both partial and total damage to it. Ask them questions like, "How much would I be required to pay out of pocket in this situation?" And, "Are there any situations where I'd be required to pay more than my deductible to complete the total cost of the repairs?"

This knowledge is important because if there is a situation where the cost of doing the repair is \$200,000, but the insurance company says that they will only be paying based upon a cost of \$150,000.00 to complete the work, you will definitely want to know this beforehand and consider getting a new policy with a different insurance company.



### **Oversupply**

*The stock of supply of a type of commercial property that exceeds the quantity that can be cleared under prevailing market conditions & prices levels.*

## **SOLD**

### Retail

428 Wareham Rd Marion, MA \$400,000  
645 Metacom Ave Bristol, RI \$433,300  
127 Eastern Ave Fall River, MA \$362,500  
556 Somerset Ave North Dighton, MA \$1.3M  
854 Dexter St Central Falls, RI \$300,000  
41 Pleasant St Norton, MA \$3.2M  
235 Underpass Rd Brewster, MA \$1.6M  
645 Metacom Ave Bristol, RI \$433,300  
517 Main St Hyannis, MA \$385,000  
127 Eastern Ave Fall River, MA \$362,500  
41 Central St East Bridgewater, MA \$525,000  
139 Knight St Providence, RI \$510,000  
1063 West St Wrentham, MA \$900,000  
345 Waterman Ave Smithfield, RI \$600,000

### Office

47 Sandwich Rd Wareham, MA \$300,000  
84 Spring St New Bedford, MA \$390,000  
235 Plain St Providence, RI \$135,000  
55 Stamp Farm Rd Cranston, RI \$1M  
209 Cottage St Pawtucket, RI \$635,000  
1563 Fall River Ave Seekonk, MA \$230,000  
454 Chauncy St Mansfield, MA \$800,000

### Multi-Family

645 Metacom Ave Bristol, RI \$433,300  
71-75 Broadway Taunton, MA \$1.7M  
287 Main St Warren, RI \$580,000  
91 Columbia St Fall River, MA \$3.6M  
43 Spring St Pawtucket, RI \$785,000  
91 Columbia St Fall River, MA \$3.6M  
260 Dulude Ave Woonsocket, RI \$1.5M  
1850 Post Rd Warwick, RI \$5.9M

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## **For Lease**



### **NEW BEDFORD**

Historic Downtown  
Office Spaces

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



### **NEW BEDFORD**

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



### **DARTMOUTH**

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



### **FAIRHAVEN**

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



### **NEW BEDFORD**

1st Floor High Visibility  
Office Space  
\$1,200 / mo



## Offices Need To “Do Better”

The pandemic changed the way we work and challenged the traditional office model. Many employees have proven that they can work remotely without compromising their productivity or creativity. However, some companies are still reluctant to embrace the new normal.

What benefits does an office offer that remote work cannot? How can we make the office a more enjoyable place for employees who prefer or need to work there? The office is not just a place to perform tasks, but also a space to foster relationships, collaboration, and culture.

However, not all offices are created equal. Some offices can negatively affect employees' well-being, motivation, and performance. To avoid these pitfalls, offices need to 'do better' and create a better work environment for their staff.

Some of the ways that offices can improve include:

- Having an open-door policy and encouraging feedback and communication
- Treating employees on special occasions
- Celebrating achievements and milestones and recognizing employees' contributions

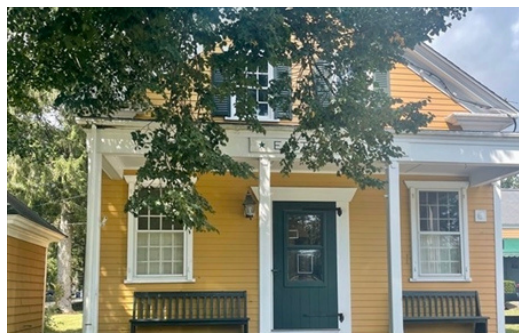
By investing in the office environment, companies can show their employees that they care about their happiness and satisfaction and that they value their input and output. This can lead to higher employee engagement, loyalty, and retention, as well as better business outcomes. Offices need to 'do better' not only because remote work is working, but also because employees deserve better.



## For Sale

### FAIRHAVEN

2,172 SF Commercial  
Garage  
\$575,000



## For Lease

### ROCHESTER

1,000 SF Independent  
Office-Ready Space  
\$1,600 / mo



### NEW BEDFORD

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

## FOR LEASE

### FAIRHAVEN



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

### NEW BEDFORD



1,500 SF Prime 1st Floor  
Office Space \$1,700 / mo

### NEW BEDFORD



1,500 SF First Floor Office  
Space \$1,700 / mo

### WAREHAM



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



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate  
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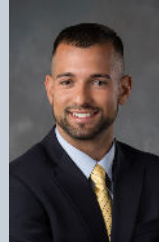
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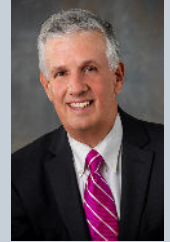
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## FOR SALE

### NEW BEDFORD



Highly Visible 5,590 SF  
Free-Standing Commercial Building  
\$799,000

### NEW BEDFORD



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

### NEW BEDFORD



4,300 SF Multi-Use Office Space  
\$349,000

### NEW BEDFORD



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

### NEW BEDFORD



17,847 SF High Traffic,  
Cleared Level Lot  
\$229,900

### FALL RIVER



1,776 SF Renovated Salon  
\$199,900