

## 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

132 S. Main Street, Acushnet, MA  
550 SF Retail/Office Space

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

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

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

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

### RETAIL SPACE

381-385 Rockdale Ave U:1 New Bedford, MA  
900 SF Corner Location

132 S. Main Street, Acushnet, MA  
550 SF Retail/Office Space

145 Faunce Corner Crossing, Dartmouth MA  
U:2 2,000 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)

## Converting Historic Buildings into Profitable Investments

Transforming old buildings into profitable investments can be a challenge, but the ability to preserve the culture and character of an old building can be a very rewarding endeavor. This investment comes at a cost, but getting a good return on your money is possible.

Here are tips to help transform a historical property into a profitable investment.



1. *Conduct thorough research:* Conduct proper due diligence based on comparable sales. Older buildings may come with rehab incentives so be sure to research what you may qualify for.
2. *Assess the building's value:* Get an assessment to determine if the building has historical significance. Research restoration guidelines for making external changes. Strict restoration guidelines can impact your return on investment.
3. *Hire an expert to access the structure:* A thorough inspection of the building is necessary. Specifically look for problems with the foundation, the roof, the interior walls, and heating systems.
4. *Choose What to Renovate:* Carefully focus on updates that will bring you the best return on investment such as kitchens and bathrooms, and do not cut corners on exterior improvements such as landscaping for curb appeal.
5. *Integrate Modern Amenities:* Old buildings can be drafty, creaky, and challenging to utilize comfortably. Installing modern amenities — such as new windows, new heating and cooling units, smart sensors, and updated security systems — enhances a building's appeal and increases its market value.

It takes a lot of TLC, dedication, and creativity to find the right balance between historic preservation and modern convenience.



### ***Walk-Through:***

*A clause in a sales contract that allows a buyer an on-site inspection to examine a property within 24 hours before it is purchased or before closing.*

## **SOLD**

### RETAIL

154-156 Front St Marion, MA \$330,000  
2-4 Pontiac Ave Providence, RI \$5M  
1060 Centerville Rd Warwick, RI \$770,000  
447 Mineral Spring Ave Pawtucket, RI \$550,000  
795 W Main Rd Middletown, RI \$375,000  
373 Child St Warren, RI \$202,000  
561 Wilbur Ave Swansea, MA \$120,000

### OFFICE

451 Elm St North Attleboro, MA \$2.3M  
1130 Ten Rod Rd N. Kingstown, RI \$155,000  
245 Jones Rd Falmouth, MA \$515,000  
1170 Main St W. Barnstable, MA \$175,000  
99 Nashua St Fall River, MA \$275,000  
26 7th St New Bedford, MA \$330,000

### INDUSTRIAL

39 Cape St New Bedford, MA \$1.3M  
470 Constitution Dr Taunton, MA \$7.5M  
15 Roberts Rd Plymouth, MA \$180,000

### MULTI-FAMILY

425 Brown St Attleboro, MA \$2.5M  
1 Collection Way Kingston, MA \$106.5M  
163 Winter St Fall River, MA \$925,000

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## **For Lease**



### **NEW BEDFORD**

1st Floor High Visibility  
Office Space  
\$1,700 / mo



### **NEW BEDFORD**

Multiple Office Spaces  
2nd & 3rd Floor  
\$20 / sf



### **NEW BEDFORD**

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



### **NEW BEDFORD**

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



### **ACUSHNET**

550 SF Retail/Office Space  
in Busy Plaza/Utilities Inc'l  
\$1,000 / mo



### **FAIRHAVEN**

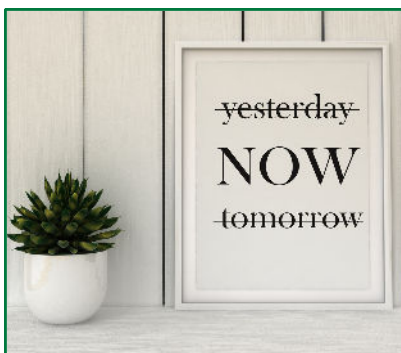
Multiple Office Spaces  
2nd & 3rd Floors  
\$22 / sf



## Staying Inspired

Getting inspired is one thing, but being able to stay inspired in a hectic and increasingly stressful world can be an even more difficult task to accomplish.

The good news is there are ways to remain inspired even in these difficult times.



One good tip is to spend as much time as possible with the people you love and associate with individuals who are themselves very creative and full of inspiration, which makes it more likely that they will be able to inspire something in you.

Reading about a variety of different topics with which you have had little previous experience is also a great idea as not only will it expand your knowledge but that extra information can also be responsible for striking up the light of inspiration. Doing things differently, even simple things such as eating different food, going to work via a different route, or taking a walk in a new direction, can also serve as sources of inspiration.



**ROCHESTER**

## For Lease

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

Contact Lori Nery at  
508-736-2389 or  
lorinery@comcast.net



**FAIRHAVEN**

## For Sale

5,430 SF 3 Buildings  
\$1.2M

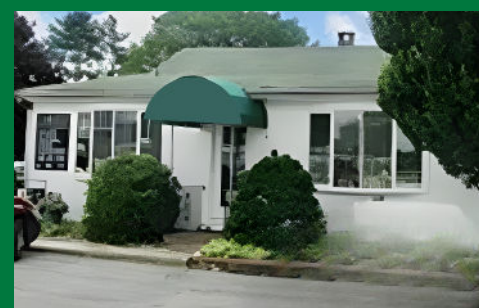
Contact Lori Nery at  
508-736-2389 or  
lorinery@comcast.net

## FOR LEASE DARTMOUTH



Up to 2,000 SF Retail Space  
\$16 NNN

## WAREHAM



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

## FAIRHAVEN



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

## NEW BEDFORD



900 SF Prime Office Space  
\$1,100 / mo



700 Pleasant Street, Suite 330 New Bedford, MA 02740

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Commercial Real Estate  
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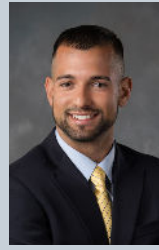
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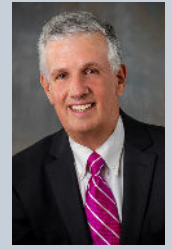
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## FOR SALE

### NEW BEDFORD



3.16 Acre on Working Waterfront  
near future MBTA Station \$5M

### NEW BEDFORD



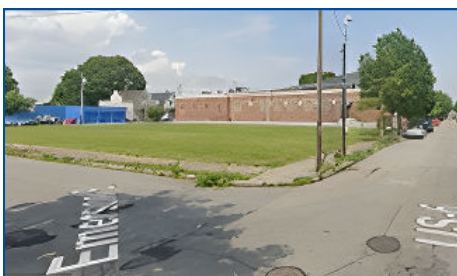
2.1 Acres Fully Equipped  
State-of-the-Art Fish Processing  
Plant \$8.5M

### FAIRHAVEN



2,200 SF Commercial Garage  
\$575,000

### NEW BEDFORD



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

### WAREHAM



800 SF Medical Office Condo in  
High Traffic Area  
\$180,000

### NEW BEDFORD



Highly Visible 5,600 SF  
Free-Standing Commercial Building  
\$799,000