

## FOR LEASE

### OFFICE SPACE

350 Union Street, New Bedford, MA  
3,696 SF total space on 1st and 2nd Floor

1551 Acushnet Ave, New Bedford, MA  
800 SF Highly Visible Space

401 County Street, New Bedford, MA  
500 SF 2nd Fl Space

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

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

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

### RETAIL SPACE

145 Faunce Corner Crossing, Dartmouth  
MA U:2, 2,000 SF Space in Busy Plaza

2669 Cranberry Hwy, Wareham, MA  
1,800 SF Fully Equipped Salon

1551 Acushnet Ave, New Bedford, MA  
800 SF Highly Visible Space

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)

## Essential Tips for Those New to Commercial Real Estate Investing

Over the past few decades, more people have focused on moving from traditional investment strategies to adding real estate to their retirement portfolios. Additionally, the move from residential property investment to commercial real estate investing continues to grow, resulting in a constant stream of new investors.



New investors often make assumptions about the CRE market. It is a volatile market, offering different levels of investor risk and reward potentials. As a result, new investors need to consider their overall strategy and investment plans to avoid costly mistakes.

*Shop for Financing:* Most CRE investors will use financing to make their purchases. This is true if they are buying the property on their own or purchasing as part of an investment opportunity through a real estate syndication or a real estate investment group. Choosing the right real estate investment group (REIG) and the best option in financing will reduce your costs throughout the ownership of the property.

*Avoid One Big Investment in the Potential of a Building:* It is easy to get caught up in the potential of a single big commercial property. While there is nothing wrong with investing in one property to start, CRE should be diversified, just like any other investment asset. Owning properties all in one area or investing in just one building increases the risk of economic loss if there is a problem with the building infrastructure or if the area changes in demographics or use.

*Rental Homes Are Not the Same as Multi-Family Buildings:* It is common to assume that investors owning a single-family rental property can use the same strategies to make a profit on multi-family buildings. At the same time, small multi-family buildings of two or three units are not always a good investment. They tend to have high vacancy rates and are often older buildings, meaning more upkeep, retrofit work, and modernization requirements. Many first-time CRE investors generally believe they can manage these smaller properties, saving the cost of hiring a property manager. However, these properties need to be actively and effectively marketed, maintained and managed to ensure they retain their value and make money. Most first-time investors do not have the expertise and experience to handle the day-to-day services and functions provided by a quality property management team.

*Flipping Commercial Properties Is Never Easy:* The cost of upgrading existing commercial properties on the market is always a factor to consider. There are no shortcuts and the costs can be substantial to bring the building to the level of features, amenities, and services new and existing tenants expect.

When investing in CRE, it is essential to look at the long-term returns on the investment. While there is always the option to flip commercial properties, it is rarely an effective strategy for a first investor.



### Trade Area

The geographic area surrounding your business where the majority of your customers and competitors are.

## SOLD

#### Office

210 Quincy Ave Brockton, MA \$710,000

60 Norton St Pawtucket, RI \$390,000

2834 Acushnet Ave New Bedford, MA \$725,000

#### Industrial

14 Cargill St Providence, RI \$1.3M

350 S Front St New Bedford, MA \$2.3M

#### Retail

591 Elmwood Ave Providence, RI \$430,000

1641 Fall River Ave Seekonk, MA \$745,000

118 Greenville Ave Johnston, RI \$350,500

171 Marion Rd Wareham, MA \$315,000

2605 Cranberry Hwy Wareham, MA \$ 510,000

19-21 Centre St Middleboro, MA \$450,000

408 Waterman Ave E. Providence, RI \$375,000

510 W Center St W. Bridgewater, MA \$610,000

132 E Main Rd Middletown, RI \$481,500

13 Harding St Lakeville, MA \$1M

#### Multi-Family

24 Brinley St Newport, RI \$ 1.5M

84 Danforth St Fall River, MA \$1.1M

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# For Lease



## NEW BEDFORD

800 SF Office / Retail Space \$1,400 / mo



## NEW BEDFORD

Downtown Office Space 1,848 SF on 1st and 1,848 SF 2nd Floor



## FAIRHAVEN

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



## FAIRHAVEN

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

## From Tee to Green

Golf combines skill, strategy, and a dash of patience. Whether you're a complete novice or transitioning from mini-golf, here are essential tips to enhance your golfing journey:

**Start with Basics:** Begin with a few lessons from a pro. Learn proper grip, stance, and posture. These lay the groundwork for your swing.

**Master the Swing:** The swing is golf's heartbeat. Practice the backswing, downswing, and follow-through. Focus on fluidity rather than power initially. Record your swing on video and analyze it for improvements.

**Short Game Matters:** Putting, chipping, and pitching are crucial. Spend time on the practice green. Precision around the green saves strokes.

**Learn Course Etiquette:** Repair divots, rake bunkers, and keep pace. Understand tee times, golf cart rules, and dress codes.

**Stay Patient:** Golf tests your patience. Accept that bad shots happen. Enjoy the scenery and camaraderie. It's more than just a game.

**Practice Regularly:** Consistency is key. Hit the driving range, practice putting, and play rounds. Repetition builds muscle memory.

**Stay Fit and Flexible:** Golf demands flexibility. Stretch before playing. Strengthen your core and legs for stability.

**Learn from Pros:** Watch professional golfers. Observe their techniques and mental approach.

Remember, golf is about progress, not perfection. Enjoy the journey, celebrate small victories, and embrace the challenge!

### 7-Acre Property Featuring Historic Single-Family Home, Retail Barn, and Farmland Listing Price: \$5,000,000

Contact Noble Vincent at 413-626-1655 or  
[n.vincent@nerycorp.com](mailto:n.vincent@nerycorp.com)



## FOR LEASE

### NEW BEDFORD



2,500 SF 3rd Floor Space Historic  
Downtown Office Spaces \$1,100 / mo

### WAREHAM



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

### NEW BEDFORD



Two 2nd Floor Units \$20 / sf

### DARTMOUTH



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

700 Pleasant Street, Suite 330 New Bedford, MA 02740

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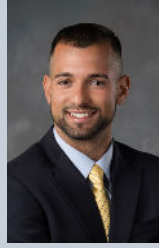
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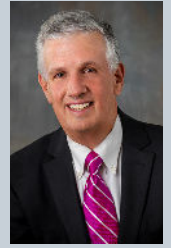
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## FOR SALE

### NEW BEDFORD



52,538 SF Once Operating  
Nursing Home \$3.3M

### NEW BEDFORD



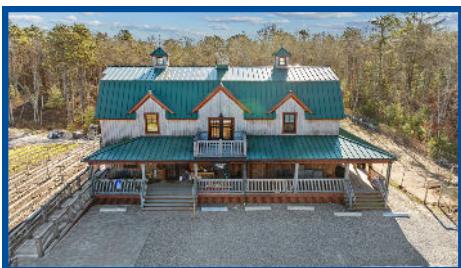
3.16 Acre on Working Waterfront  
near future MBTA Station \$5M

### NEW BEDFORD



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

### BARNSTABLE



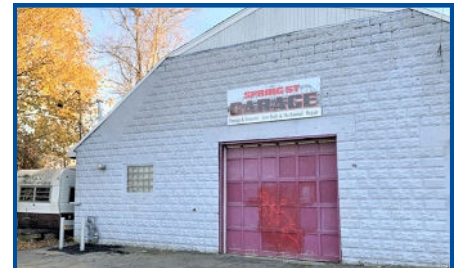
7-Acre Residential/ Commercial  
Complex \$5M

### NEW BEDFORD



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

### FAIRHAVEN



2,172 SF Commercial Garage  
\$575,000