COASTAL COMMERCIAL Real Estate

May 2024

news and more

A "GOOD NEWS" NEWSLETTER FULL OF FUN AND INTERESTING FACTS FOR YOU

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

412 County Street, New Bedford, MA
Downtown Office Space

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

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

RETAIL SPACE

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

132 S. Main Street, Acushnet, MA
550 SF Adjacent Units in Busy Plaza

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

Essential Strategies for Successful Commercial Property Management

Managing commercial properties involves more than just collecting rent checks and fixing leaky faucets. To maximize property value and tenant satisfaction, consider the following essential strategies:

Tenant Selection and Retention: Treat your commercial property like a vibrant community. Thorough tenant screening is crucial—check references, conduct background checks, and assess financial stability.

Maintenance and Repairs: Regular maintenance is key. Create a maintenance calendar for HVAC system check-ups, roof inspections, and plumbing reviews. Swiftly address repairs to keep your property in peak condition. Tenants appreciate a well-maintained property.

Lease Management: Clear, comprehensive, and legally sound lease agreements are essential. Consult legal experts to protect your interests while being fair to tenants. Effective negotiations and timely renewals contribute to successful lease management.

Financial Management: Keep meticulous records of income and expenses. Implement efficient accounting systems. Monitor cash flow, budget wisely, and plan for capital expenditures.

Marketing and Tenant Acquisition: Develop a strong online presence. Use digital marketing to attract potential tenants.
Showcase property features, amenities, and location advantages.

Risk Management: Mitigate risks by having proper insurance coverage.
Regularly assess safety protocols and address potential hazards.

Energy Efficiency and Sustainability: Implement energy-saving measures to reduce costs and attract environmentally conscious tenants. Solar panels, LED lighting, and efficient HVAC systems.

Adaptability and Flexibility: Stay informed about market trends and adapt your strategies accordingly. Be flexible in accommodating tenant needs and changing circumstances.

Successful commercial property management involves a holistic approach that balances tenant satisfaction, financial stability, and property preservation.

COASTAL COMMERCIAL Real Estate

Title Insurance

A type of insurance that protects the buyer and lender in case the seller does not have full lawful ownership of the property.

SOLD

OFFICE

2740 Pawtucket Ave E. Providence, RI $500K
623 Bridge St Weymouth, MA $405K
1057 Mineral Spring N. Providence, RI $1.2M
1 Office Pky East Providence, RI $875K
615 Jefferson Blvd Warwick, RI $149K
189 Broadway Taunton, MA $390K
1350 Belmont St Brockton, MA $150K
44 Adams St Braintree, MA $255K
14-18 Imperial Pl Providence, RI $549K
256 Broadway Taunton, MA $665K
2527 Cranberry Hwy Wareham, MA $180K

INDUSTRIAL

865 Ashley Blvd New Bedford, MA $575K
20 Bellows Rd Raynham, MA $1.4M
1000 Main St Bridgewater, MA $4.2M
79 Mid Tech Dr West Yarmouth, MA $462.5K

RETAIL

126 Tremont St Duxbury, MA $750K
236 Wayland Ave Cranston, RI $370K
244-248 Iyannough Rd Hyannis, MA $525K
697-699 Willett Ave Riverside, RI $355K
2235 Providence Hwy Walpole, MA $1.2M
57 S Franklin St Holbrook, MA $800K

FLEX

2200 Hartford Ave Johnston, RI $2.4M
135 King St Cohasset, MA $2.4M

SPECIAL

2740 Pawtucket Ave E. Providence, RI $500K
623 Bridge St Weymouth, MA $450K
126 Tremont St Duxbury, MA $750K
865 Ashley Blvd New Bedford, MA $575K
2200 Hartford Ave Johnston, RI $2.4M

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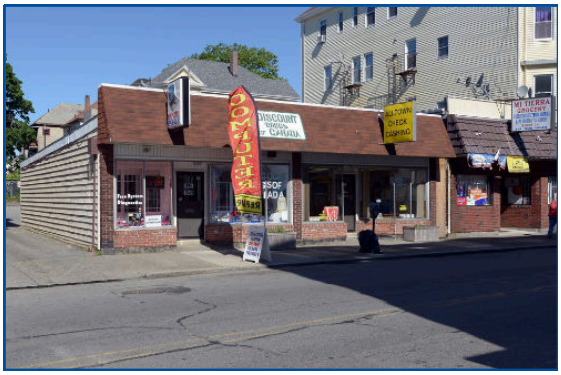
For Lease

FAIRHAVEN

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

NEW BEDFORD

Downtown Office Space
1,848 SF 1st Fl
$3,250 / mo w/ Heat Incl.
1,848 SF 2nd Fl
$3,000 / mo w/ Heat Incl.



NEW BEDFORD

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

FAIRHAVEN

2,000 SF -12,000 SF
Multiple Office Spaces
2nd & 3rd Floors
$22 / sf

Spring Garden Planning: A Vibrant Start to the Growing Season

Spring is a time of renewal, and for gardeners, it's the perfect opportunity to plan and prepare for a bountiful growing season.

Envision your garden. Make a list of all the plants you'd like to grow, including vegetables, flowers, herbs, and more.

Map your garden layout. Create a planting schedule, noting when each plant should go into the ground. Timing matters!

Clean up your garden beds. Remove debris from the previous season and conduct a soil test. Mix in slow-release organic fertilizer and add a layer of compost to nourish the soil.

Trim shrubs and trees to encourage healthy growth. Remove overwintered plant debris from perennial beds. Look for signs of new growth and flowering bulbs. Consider adding garden hoops for early seed planting.
Remember, spring planting sets the stage for a vibrant gardening season. Whether you're growing vegetables or creating a colorful flower display, thoughtful planning ensures a vibrant and successful garden. Happy planting!

Skincare & Sun: Essential Tips for Healthy Skin

Sun protection is crucial for maintaining healthy skin. Here are some key points:

Sunscreen: Apply sunscreen with an SPF of at least 30 to prevent photoaging and reduce the risk of skin cancer.
Ingredients: Look for products containing retinol and vitamin C to treat sun-damaged skin.
Limit Sun Exposure: Combine skincare with sun safety—limit sun exposure and always wear sunscreen.

Remember, protecting your skin from the sun is essential for everyone, regardless of skin ton

FOR SALE

BARNSTABLE

7-Acre Property Featuring Historic Single-Family Home, Retail Barn, and Farmland
Listing Price: $5,500,000

NEW BEDFORD

3.16 Acre on Working Waterfront near MBTA Station $5,000,000

Contact Noble Vincent at
413-626-1655 or 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

700 SF & 2,300 SF 2nd Fl Units for Office or Medical $20 / sf

NEW BEDFORD

400 SF Downtown Office Space
$1,000 / mo

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May 2024

Commercial Real Estate news and more

US.POSTAGE PAID NEW BEDFORD, MA PERMIT NO. 118 ZIP CODE 02740

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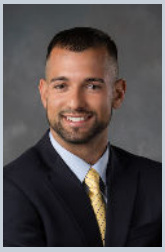

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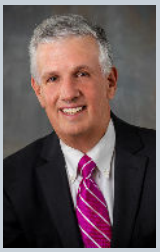

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FOR SALE

NEW BEDFORD

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

FALL RIVER

2,060 SF Beer & Wine License Incl' $499,000

NEW BEDFORD

5,590 SF Free-Standing Commercial Building in High Traffic Area $695,000

NEW BEDFORD

1,349 SF Free-Standing Building in High Traffic Area $299,000

NEW BEDFORD

52,538 SF Former Nursing Home $3.3M

FAIRHAVEN

2,172 SF Commercial Garage $575,000