COASTAL COMMERCIAL Real Estate

August 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

Staying Sharp in the Real Estate Market During a Slow Summer

The summer months can often slow down the real estate market, with fewer transactions and reduced activity. However, this period offers a valuable opportunity to refine your skills, strategize, and prepare for the busier months ahead. Here's how to stay sharp and make the most of a slow summer in real estate:

Enhance Your Knowledge

Update Your Market Insights: Use this time to dive deep into market trends, neighborhood statistics, and local real estate developments. Stay informed about upcoming projects and zoning changes that could impact the market.

Read Industry Publications: Keep up with real estate news, case studies, and industry reports. This will help you stay current on market trends and best practices.

Strengthen Your Network

Connect with Industry Peers: Attend local real estate events, networking meetups, or virtual webinars. Building relationships with other professionals can lead to valuable referrals and partnerships.

Engage with Clients: Reach out to past clients and prospects. Use this time to check in, offer market updates, or provide helpful information. Staying in touch keeps you top-of-mind when they or their referrals are ready to buy or sell.

Refine Your Marketing Strategy

Update Your Online Presence: Revamp your website, blog, and social media profiles. Share insightful content about market trends, home-buying tips, or neighborhood highlights to engage your audience.

Develop New Marketing Materials: Create fresh brochures, flyers, or video tours. High-quality visuals and engaging content can make a big difference when the market picks up.

While the summer months may be slower in real estate, they provide a prime opportunity to stay sharp and prepare for the future. By enhancing your knowledge, strengthening your network, refining your marketing, focusing on lead generation, and optimizing your business operations, you can stay ahead of the competition and position yourself for success when the market picks up.

COASTAL COMMERCIAL Real Estate

Escrow

Escrow is an arrangement where a third party holds money or property until all conditions in a real estate transaction are met by the buyer and seller.

SOLD

OFFICE

516 Hawthorn St Dartmouth, MA $239.9K
54 Bedford St East Bridgewater, MA $168.8K
1465 Pleasant St Fall River, MA $610K
30 Brigham St New Bedford, MA $480K
84 Broadway Taunton, MA $540K
189 Broadway Taunton, MA $390K
2527 Cranberry Hwy Wareham, MA 180K

INDUSTRIAL

121 Main St Acushnet, MA, 891K
530 2nd St Fall River, MA $275K
644 Rodman St Fall River, MA $820K
648 Rodman St Fall River, MA $329.7K
280 State Rd Westport, MA $649K

RETAIL

351 Bedford St Fall River, MA $1M
4 Bridge Approach St Bourne, MA $599.9K
156 Bay View Ave Bristol, RI $716K
271 Main St Buzzards Bay, MA $790K
1043 Narragansett St Cranston, RI $240k
1920 Elm St Dighton, MA $800K
386 2nd St Fall River, MA $737.5K

FLEX

162 Sconticut Neck Rd Fairhaven, MA $340K

SPECIAL

789 State Rd Dartmouth, MA 02747 $500K
500 Waquoit Hwy E Falmouth, MA $500K
2834 Acushnet Ave New Bedford, MA $725K
7 Cedar St Taunton, MA 375K

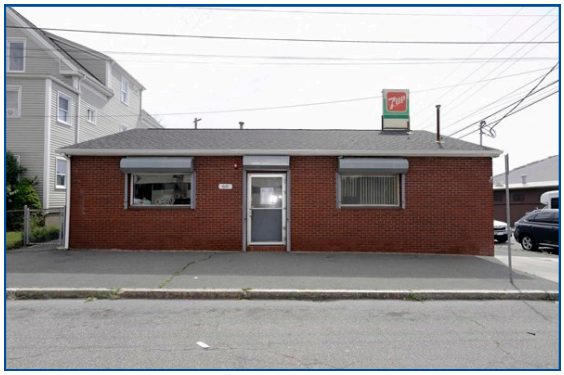
Contact us for additional information at (508) 990-4280 or visit our website at www.coastalcommercialRE.com

For Sale

NEW BEDFORD

Turnkey Commercial/ Residential Mixed Use

2,214 SF
Listing Price: $379,000



NEW BEDFORD

Business with Loading Ramp and Parking in a Bustling Neighborhood

2,273 SF
Listing Price: $375,000

FALL RIVER

Meticulously Maintained Building on East Main St, Fall River

1,760 SF
Listing Price: $349,000

NEW BEDFORD

Free-Standing Building on Prime Corner lot

12,075 SF
Listing Price: $799,999

Staying on Track: How to Recommit to Your Goals at the 6-Month Mark

As we have just reached the halfway point of 2024, it's a great time to evaluate your progress and refocus on your goals. Whether you're striving for personal development, career advancement, or health improvements, here are some effective strategies to help you stay on track and achieve your objectives by the end of the year

Review Your Achievements: Take a moment to reflect on what you've accomplished so far. Celebrate your successes, no matter how small, and acknowledge the effort you've put in.

Assess Challenges: Identify any obstacles or challenges you've encountered. Understanding what's held you back can help you find solutions and make necessary adjustments.

Adjust Goals if Needed: Sometimes, goals must be adjusted based on new information or changing circumstances. If your original goals no longer align with your priorities, revise them to better fit your current situation.

Set Specific Milestones: Break down your goals into smaller, manageable milestones. This will make your goals feel more achievable and provide a clearer path forward.

Create a Plan: Develop a detailed action plan for the remaining months. Outline the steps you need to take to reach each milestone and set deadlines to keep yourself accountable.

Recommit to Your Vision: Reaffirm your commitment to your goals and remind yourself of the bigger picture. Stay focused on your long-term vision and keep pushing forward.

Keep pushing forward and best of luck with your goals for the rest of the year!

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

COASTAL COMMERCIAL Real Estate

August 2024

Commercial Real Estate News and More

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

700 Pleasant Street, Suite 330 New Bedford, MA 02740

Sign Up To Receive Our Monthly Newsletters Electronically!

www.coastalcommercialre.com/newsletters/

@Coastal Commerical Real Estate

@CoastalCommercialre

@Coastal Commerical Real Estate

Lori Nery ®
CBR, LMS, GRI, VP

LoriNery@comcast.net
508-736-2387

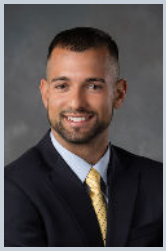
Noble Vincent ®

N.Vincent@nerycorp.com
413-626-1655

Rick Trapilo, MBA ®

R.Trapilo@nerycorp.com
774-644-3420

Joe Pinto ®

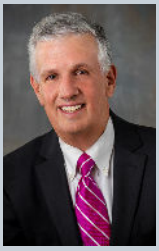


J.Pinto@nerycorp.com
774-400-9532

George Neves ®

G.Neves@nerycorp.com
774-251-7024

Kevin A. Nery *President*
CBB, LCBI, M&AMI



K.Nery@nerycorp.com
508-990-4280

FOR SALE

NEW BEDFORD

25,000 SF 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 Eight Bay 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