COASTAL COMMERCIAL Real Estate

January 2025 News and More

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

FOR LEASE

OFFICE SPACE

767 Purchase St, New Bedford, MA
1200 SF 2nd Floor Downtown

213 Nash Rd, New Bedford, MA 900 SF
Located at Prime Location

597 Dartmouth Street, S.Dartmouth, MA
900 SF Located on Busy Traffic Corner

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

899 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

1155 Purchase St New Bedford, MA
2,500 SF Medical/Professional Offices

RETAIL SPACE

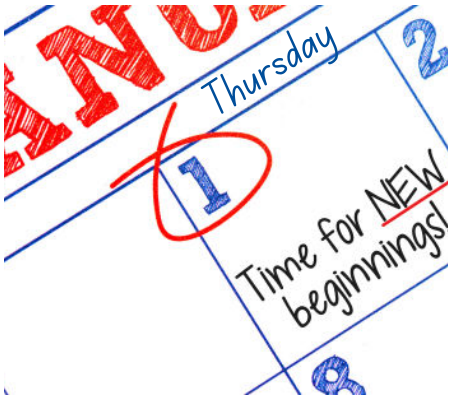
1551 Acushnet Ave, New Bedford, MA
800 SF Highly Visible Space

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

1024 Kings Hwy, New Bedford MA
2,700 SF High Visibility in Local Plaza

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

The Evolving Commercial Real Estate Landscape



The start of a new year is the perfect time to refresh your commercial real estate strategy and set your business up for success. As we look ahead to January, the market is showing some exciting signs of opportunity, and now is the time to take advantage of this clean slate. Here's what we're seeing and how you can capitalize on it:

Adapt to Emerging Trends: As remote and hybrid work continues to influence the commercial space landscape, now is the time to consider properties that cater to flexible work environments or last-mile logistics. If you're in need of office space, look for properties that offer collaboration spaces and tech infrastructure. If you're considering investing, focus on areas where demand for industrial spaces is increasing due to e-commerce growth.

Use Data to Your Advantage: The real estate market in January can sometimes be quieter, but that also means more opportunities for those who are prepared. Use this time to gather data on local market trends and property values. With the right information, you can negotiate favorable terms and lock in advantageous deals before the market heats up.

Focus on Long-Term Value: 2025 is all about looking ahead. The smart investor is thinking about the future. This year, properties that offer room for expansion or redevelopment are poised for long-term success. If you're considering selling, be sure to highlight potential for growth and future development to attract buyers who are willing to invest for the long haul.

Keep an Eye on Interest Rates: Interest rates remain a crucial factor in commercial real estate decisions. With fluctuating rates, it's important to secure financing options early and lock in favorable rates. This is the moment to review your financing strategies and consult with experts to ensure you're making informed decisions.

Ready to Start Strong in 2025?
Now is the perfect time to partner with Coastal Commercial Real Estate. Let us help you navigate the evolving market, leverage emerging opportunities, and create a strategy that aligns with your long-term goals.

SOLD

INDUSTRIAL PROPERTIES

824 Belleville Ave, New Bedford, MA $450K
2406 Cranberry Hwy, Wareham, MA $1.9M
128 Grinnell St, New Bedford, MA $558.7K

OFFICE PROPERTIES

57 Main St, Fairhaven, MA $340K
1313-1321 S Main St, Fall River, MA $349.9K
308 Market St, Warren, RI $1.5M
954 Plymouth Ave, Fall River, MA $712.5K
1007 Charles St, Providence, RI, $209K
959 N Main St, Providence, RI, $775K
45 Willard Ave, Providence, RI, $2.99M
1041 Post Rd, Warwick, RI, $330K

RETAIL PROPERTIES

184 Arnold St, New Bedford, MA $300K
736 Brayton Ave, Fall River, MA $210K
295 Court St, Plymouth, MA $210K
2885 Cranberry Hwy, East Wareham, MA $1.5M
3020 Cranberry Hwy, East Wareham, MA $825K
830 Globe St, Fall River, MA $230K
3848 Main Rd, Tiverton, RI $1.3M
1363 S Main St, Fall River, MA $3.975M
503 Mount Pleasant St, New Bedford, MA $360K
175 Sawyer St, New Bedford, MA $400K
18 Tobey Rd, Wareham, MA $2M
359 Broad St, Providence, RI, $850K
266 Broadway, Providence, RI, $1.475M
1273-1279 N Main St, Providence, RI, $990K
217-223 Plainfield St, Providence, RI, $610K
60 Ship St, Providence, RI, $3.3M
859 Oakland Beach Ave, Warwick, RI, $310K

SPECIALTY PROPERTY

385 High St, Fall River, MA $930K

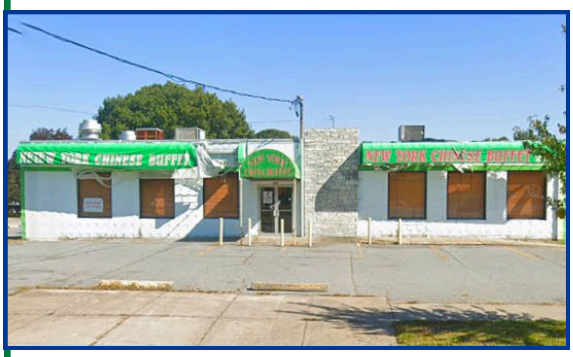
Contact us for additional information at (508) 990-4280 or visit our website www.coastalcommercialRE.com

For Sale

FALL RIVER

Showroom, Office Space, and Large Warehouse/Production Area with Loading Dock

12,600 SF
Listing Price: $800,000



NEW BEDFORD

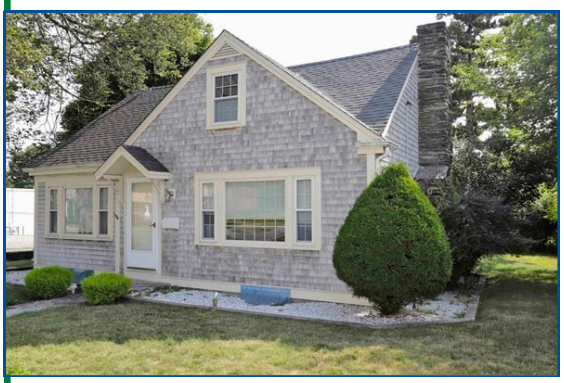
Free-Standing Building on Prime Corner Lot

12,075 SF
Listing Price: $799,999
(Under Agreement)

NEW BEDFORD

Free-Standing Building in High Traffic Area

1,349 SF
Listing Price: $299,000



NEW BEDFORD

Turnkey Mixed-Use Property
(Leasing Opportunity Available)

2,214 SF
Listing Price: $349,000

New Chapter: Coastal Commercial Supports AMHS

Coastal Commercial Real Estate is proud to announce the successful transaction that helped the Azorean Maritime Heritage Society (AMHS) secure its new location on Belleville Avenue in New Bedford.

Since 1997, AMHS has preserved and promoted the Azorean culture and maritime heritage of New Bedford through cultural events, sailing and rowing lessons on authentic Azorean whaleboats, and scholarships for local students. Their collection includes three of the only 63 Azorean whaleboats in the world, offering a tangible link to New Bedford's rich seafaring history.

"We are honored to have facilitated this transaction for AMHS," said Lori Nery of Coastal Commercial Real Estate. "Their dedication to preserving our city's heritage is inspiring, and we're thrilled to support their growth."

This milestone reflects Coastal Commercial's commitment to supporting organizations that enrich New Bedford's cultural landscape.

FOR SALE

NEW BEDFORD

2.1-Acre Corner Lot With Endless Potential! Situated at the Highly Visible Intersection of Acushnet Ave & Nye's Lane

Listing Price: $1,650,000

NEW BEDFORD

1.56-Acre Parcel With High Visibility, 1 Mile Away From MBTA Train

Listing Price: $1,125,000

Contact our office at (508) 990-4280 for more info!

FOR LEASE

NEW BEDFORD

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

FAIRHAVEN

Flexible Office Spaces from 750 SF to 12,000 SF on the 2nd and 3rd floors, all priced at $22 / SF

NEW BEDFORD

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

NEW BEDFORD

Six Downtown Office Spaces available from $450 - $750 144 - 306 SF

COASTAL COMMERCIAL Real Estate

700 Pleasant Street, Suite 330 New Bedford, MA 02740

January 2025
Commercial Real Estate
News and More

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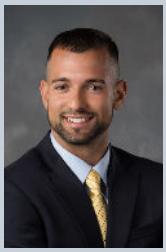

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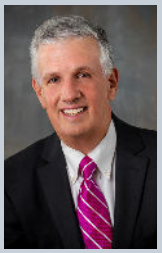

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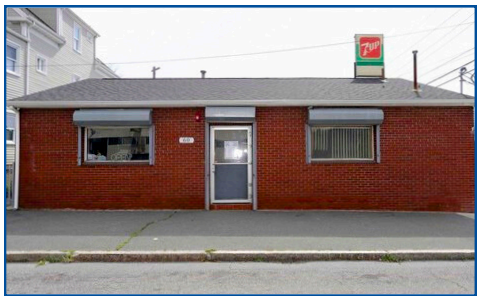
FOR SALE

NEW BEDFORD



2,273 SF Business with Loading Ramp and Parking in a Bustling Neighborhood

$299,000

FALL RIVER

1,760 SF Store Front on East Main St.
6 off-street parking Spots

$349,000

NEW BEDFORD

1,700 SF Free-Standing Property Commercial Investment Property with Tenant in Place.

$399,000

Ready to Sell Your Property? Give Us a Call Today!

(508) 990 - 4280