COASTAL COMMERCIAL Real Estate

February 2025 News and More

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

FOR LEASE

OFFICE SPACE

150 8th St, New Bedford, MA 1,500 SF
Historic & Restored Benjamin Almy House

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

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

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 5 Units Availible

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

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

21 Ventura Dr, Dartmouth MA
7,300 SF Sleek Modern Office Space

RETAIL SPACE

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

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

200-202 Union St, New Bedford, MA
1,713 SF in the Heart of Downtown

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

Coastal Commercial Real Estate Facilitates Landmark Sale in Barnstable, MA

Coastal Commercial Real Estate is proud to announce the successful sale of 2199 and 2211 Main Street, West Barnstable, a remarkable 7+ acres rich in potential and steeped in historic charm. Represented by Noble Vincent of Coastal Commercial Real Estate, this exceptional property, previously owned by Ordway Properties LLC, has been acquired by new owners with an exciting vision to continue as a thriving organic farm and retail destination. Listed at $5,500,000, this property offered a unique blend of functional infrastructure and picturesque surroundings. The site featured five state-of-the-art greenhouses ranging from 1,500 to 3,000 square feet, a 5,800-square-foot retail barn equipped for food processing and storage, and meticulously maintained grounds supported by a 100% ground-covering computer-controlled irrigation system. Additionally, three automated chicken coops with 7,600 square feet of fenced yard enhanced its agricultural appeal as well as a residential aspect.

Noble Vincent, who represented the sale, shared, “This property is a rare find, with both historic charm and modern functionality. It is exciting to see it transition to a new chapter, and I am thrilled to have helped bring it to life for its new owners.”

The buyers, Galley West LLC, expressed their enthusiasm, stating, “We’re thrilled to bring Bartlett’s Farm to West Barnstable. We’ll offer the same farm-fresh produce, vibrant blooms, and locally crafted goods you know and love—now right here on Cape Cod. Stay tuned for updates as we prepare to grow with you!”

This historic property, brimming with charm, will soon come to life under its new purpose. This new venture will bring Bartlett’s Farm, a beloved name on Nantucket, celebrated reputation for farm-fresh produce, vibrant blooms, and locally crafted goods to Cape Cod. The location along Cape Cod’s Main Street makes it an ideal spot for locals and tourists alike to stop by and experience its unique offerings. Whether you are drawn to its rich history or its convenient access to major highways, this destination is set to become a must-visit landmark in no time.

Lori Nery, VP of Coastal Commercial Real Estate stated, “This sale highlights the vision that Coastal Commercial Real Estate brings to the table. We are proud to be part of a transaction that not only preserves the area’s charm but also positions it for future success.”

For more information about this sale or other opportunities, please contact Noble Vincent at 413-626-1655 or email N.Vincent@nerycorp.com.

SOLD

OFFICE

2441 Pawtucket Ave, East Providence, RI 675K
57 Main St, Fairhaven, MA 340K
1313-1321 S Main St, Fall River, MA 350K
1313-1321 S Main St, Fall River, MA 359K
888 Maple St, Fall River, MA 500K
593 Airport Rd, Fall River, MA 800K
69 Main St, Lakeville, MA 895K
405 County St, New Bedford, MA 725K
959 N Main St, Providence, RI 775K
45 Willard Ave, Providence, RI 3M
125 High St, Taunton, MA 540K
308 Bay St, Taunton, MA 1.3M
218 Sandwich Rd, Wareham, MA 345K
2523 Cranberry Hwy, Wareham, MA 3M
1041 Post Rd, Warwick, RI 330K
59 W Shore Rd, Warwick, RI 428K
160 Greenwich Ave, Warwick, RI 460K

RETAIL

257 Bullock's Point Ave, Providence, RI 700K
396 Onset Ave, East Wareham, MA 523K
3020 Cranberry Hwy, East Wareham, MA 825K
2885 Cranberry Hwy, East Wareham, MA 1.5M
761-769 Bedford St, Fall River, MA 450K
775 Plymouth Ave, Fall River, MA 1.1M
96 Alden St, Fall River, MA 1.2M
1363 S Main St, Fall River, MA 4M
67 Main St, Lakeville, MA 595K
62 Main St, Lakeville, MA 1.1M
184 Arnold St, New Bedford, MA 300K
503 Mount Pleasant St, New Bedford, MA 360K
175 Sawyer St, New Bedford, MA 400K
888 Ashley Blvd, New Bedford, MA 800K
41 Tarkiln Hill Rd, New Bedford, MA 990K
1007 Charles St, Providence, RI 209K
60 Ship St, Providence, RI 3.3M
94 Tremont St, Taunton, MA 400K
77 Broadway, Taunton, MA 750K
3848 Main Rd, Tiverton, RI 1.3M
18 Tobey Rd, Wareham, MA 2M
10 Music Ln, Warwick, RI 250K

FLEX

724 Ashley Blvd, New Bedford, MA 299K
2650 Warwick Ave, Warwick, RI 425K

INDUSTRIAL

30 Almeida St, East Providence, RI 910K
181 Samuel Barnet Blvd, New Bedford, MA 140K
824 Belleville Ave, New Bedford, MA 450K
128 Grinnell St, New Bedford, MA 559K
314 Broadway, Taunton, MA 1.7M
2406 Cranberry Hwy, Wareham, MA 1.9M

Contact us for additional information at
(508) 990-4280 or visit our website
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FOR SALE

FALL RIVER

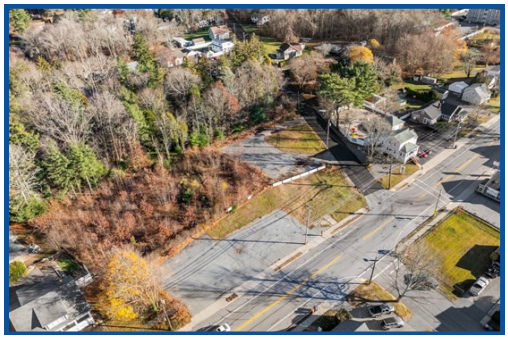
1440 SF Turnkey Office Building, Newly Renovated, High-Traffic Location

Listing Price: $299,900

NEW BEDFORD

3800 SF Versatile Floor Space, Warehouse, Ample Storage, High Ceilings

Listing Price: $295,000



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

Smart Strategies for Commercial Real Estate Success in 2025

The commercial real estate market continues to evolve, and staying ahead requires strategic planning. Whether you're an investor, business owner, or landlord, here are key tips to maximize success this year:

Industrial real estate is booming due to e-commerce demand, while office spaces are shifting toward smaller, more collaborative environments. Retail is rebounding with experiential offerings. Keeping an eye on these trends helps in making informed investment decisions.

FOR SALE

NEW BEDFORD

3,636 SF Prime mixed-use property. Former vet clinic with exam rooms, office space & parking. Ideal for medical, professional, or residential use. High visibility & flexible zoning

Listing Price: $500,000

MATTAPOISETT

11,028 SF Turnkey mixed-use property with long-term tenants, high visibility, ample parking & recent updates. Steady income & commercial potential

Listing Price: $1,940,000

MARION

4,055 SF Captain Hadley Building (c. 1846). Prime high-traffic corner on Route 6 & Front St, featuring six office units, ample parking, central air & signage. Zoned General Business—endless potential!

Listing Price: $1,250,000

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

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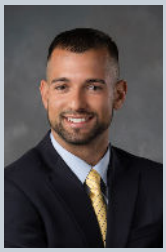
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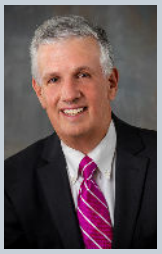
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FOR SALE

FALL RIVER

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

$339,000

NEW BEDFORD

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

$294,000

NEW BEDFORD

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

$399,000

FALL RIVER

12,600 SF Showroom, Office Space, and Large Warehouse/Production Area with Loading Dock

$800,000

NEW BEDFORD

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

$299,000

NEW BEDFORD

2,214 SF Turnkey Mixed-Use Property (Leasing Opportunity Available)

$349,000