COASTAL COMMERCIAL Real Estate

April 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 2 Units Available

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

1226 S. Main ST Fall River, MA
520 SF Fully Equipt Salon on Busy ST

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

Navigating the Commercial Real Estate Market: Key Trends & Tips for 2025

The commercial real estate landscape is constantly evolving, shaped by economic shifts, emerging technologies, and changing consumer behaviors. As we step into 2025, investors, business owners, and property managers must stay ahead of the curve to make informed decisions. Here are some key trends and expert tips to navigate the market successfully.

While remote and hybrid work models remain prevalent, businesses are reimagining office spaces rather than abandoning them. Companies are prioritizing flexible workspaces, coworking areas, and amenities that foster collaboration. Landlords who invest in adaptable office designs and tenant-friendly leases will likely see higher occupancy rates.

Artificial intelligence and data analytics are transforming commercial real estate. From smart building management systems to AI-driven market analysis, technology is improving efficiency and decision-making. Property owners should explore proptech solutions to streamline operations, enhance security, and improve tenant experiences.

E-commerce continues to shape retail spaces, leading to an increased demand for smaller storefronts, experience-based retail, and last-mile distribution centers. Investors should consider properties that can accommodate these evolving consumer trends, such as mixed-use developments with retail components or adaptable warehouse spaces.

As 2025 unfolds, commercial real estate presents both challenges and opportunities. By understanding key trends and applying strategic insights, investors and property owners can position themselves for long-term success in this dynamic market.

For expert guidance on buying, selling, or leasing commercial properties, trust the professionals at Coastal Commercial. Our team is here to help you navigate the ever-changing market with confidence.

SOLD

OFFICE

1 Knotty Walk, Taunton, MA $380K
31 Bedford St, Lakeville, MA $800K
888 Maple St, Fall River, MA $500K
246 Durfee St, Fall River, MA $217K
218 Sandwich Rd, Wareham, MA $345K
2441 Pawtucket Ave, East Providence, RI $675K
1313-1321 S Main St, Fall River, MA $350K
100 Smithfield Ave, Pawtucket, RI $700K
43 Belmont St, Easton, MA $625K
22 Gifford St, Falmouth, MA $680K
68 Samoset St, Plymouth, MA $535K
405 County St, New Bedford, MA $725K
59 W Shore Rd, Warwick, RI $428K

RETAIL

857-869 Post Rd, Warwick, RI $1.1M
580 Central Ave, Pawtucket, RI $565K
36 Spruce St, Providence, RI $725K
60 Ship St, Providence, RI $3.3M
605 Broadway, Pawtucket, RI $670K
22 County St, New Bedford, MA $300K
198 Broad St, Bridgewater, MA $1.3M
18 Tobey Rd, Wareham, MA $2M
199 Main St, Falmouth, MA $3.9M
86 Dartmouth St, New Bedford, MA $485K
41 William St, New Bedford, MA $1.5M
156 S Bend Rd, Pawtucket, RI $620K
35 County Rd, Mattapoisett, MA $530K
577 Warren Ave, East Providence, RI $620K
380 Main St, Bridgewater, MA $2.1M
45 Anthony Ave, Providence, RI $400K
184 Arnold St, New Bedford, MA $300K
3848 Main Rd, Tiverton, RI $1.3M
2885 Cranberry Hwy, East Wareham, MA $1.5M
994 Bedford St, Bridgewater, MA $650K
77 Broadway, Taunton, MA $750K
236 Centerville Rd, Warwick, RI $2.3M
1819 S Main St, Fall River, MA $300K

INDUSTRIAL

314 Broadway, Taunton, MA $1.6M
1096 Cove Rd, New Bedford, MA $200K
181 Samuel Barnet Blvd, New Bedford, MA $140K
824 Belleville Ave, New Bedford, MA $450K
47 Nauset St, New Bedford, MA $1.4M
2949 E Main Rd, Portsmouth, RI $2.3M
2406 Cranberry Hwy, Wareham, MA $1.9M
114 Baird Ave, North Providence, RI $950K
22 Mary B Ln, Plymouth, MA $2.5M

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

FOR SALE

MATTAPOISETT

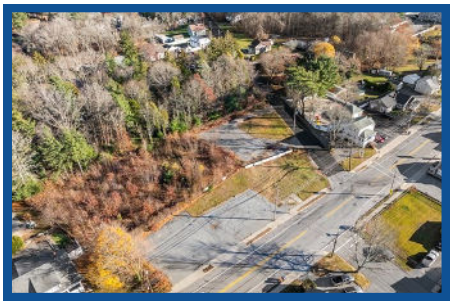
11,028 SF Turnkey mixed-use property with long-term tenants, high visibility, ample parking & recent updates. Steady income & commercial potential

Listing Price: $1,940,000

MARION

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

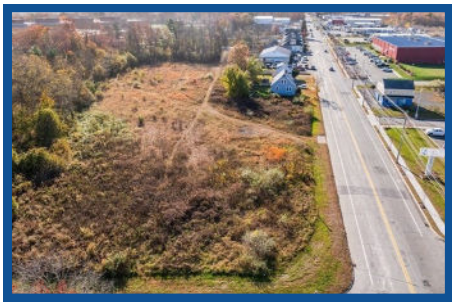
Listing Price: $1,250,000



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

All Aboard! The South Coast Rail is Here—And So Are the Benefits!

Big news for the South Coast! The MBTA South Coast Rail is finally here, bringing commuter rail service back to New Bedford for the first time in 65 years. With a ride to Boston in about 95 minutes, it's a game-changer for anyone looking to skip the traffic and enjoy a smoother commute. But let's be real—when you buy a home, you're not just investing in a property; you're investing in a location. And with this new rail connection, our area is more accessible than ever. Whether you're commuting for work or planning weekend trips, this is just one more reason to love where you live!

UNDER AGREEMENT

NEW BEDFORD

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

Listing Price: $294,000

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

FOR LEASE

NEW BEDFORD

1,350 SF Downtown Features 3 private offices, open workspace, and kitchenette

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

140 SF Downtown Office Space for $450 Incl. heat, AC, electricity, and Wi-F

COASTAL COMMERCIAL Real Estate

April 2025
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

Marianella Perry ®

M.Perry@nerycorp.com
774-826-6555

George Neves ®

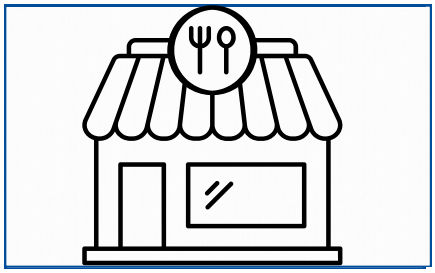
G.Neves@nerycorp.com
774-251-7024

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

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

FOR SALE

FAIRHAVEN



775 SF Landmark restaurant —building, business & equipment included Prime location with endless possibilities

$595,000

NEW BEDFORD

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

$399,000

FALL RIVER

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

$339,000

NEW BEDFORD

3,636 SF Prime Mixed-Use Property. Exam rooms, office space & parking. High visibility & Flexible Zoning

$500,000

NEW BEDFORD

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

$299,000

FALL RIVER

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

$800,000