COASTAL COMMERCIAL Real Estate

June 2025 News and More

FOR LEASE

OFFICE SPACE

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

132 South Main St, Acushnet, MA
600 SF High-Traffic Area

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
140 SF Downtown Office Space

200 Mill Road, Fairhaven, MA
12,000 SF Contiguous Office Spaces
& additional 2,000 SF Office

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

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

101 Front St, Fall River MA
5,640 SF Expansive Space with High Ceilings

RETAIL SPACE

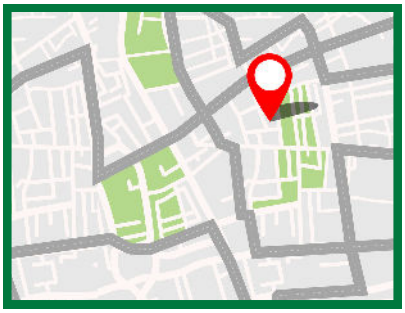
5-7 Main Rd, Tiverton, RI
4,434 SF Full-Size Picture Windows

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

1024 Kings Hwy, New Bedford MA
2,500 SF High Visibility in Local Plaza

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

Why Location Still Matters More Than Ever in Commercial Real Estate



It's tempting to focus solely on numbers—cap rates, buildouts, rent rolls, financing. But the reality is that no matter how strong the financials look on paper, a property's location will always define its future performance. Location influences everything: tenant demand, rent appreciation, vacancy rates, and, perhaps most importantly, what the asset can become over time.

Today's best-performing investments are often located in areas experiencing thoughtful economic development, population growth, and municipal attention. Cities and towns investing in infrastructure, business incentives, and downtown revitalization are creating environments where commercial assets can thrive. These projects aren't always flashy—but they quietly lay the groundwork for long-term return on investment.

Equally important is a property's proximity to labor, transit, and amenities. Employers want access to workforce talent, and tenants want ease of operations. A building near a highway interchange, regional airport, or commuter rail hub often brings more strategic value than one that simply offers more space or lower costs.

Savvy investors are also taking a closer look at zoning—not just as it is today, but as it could be in five years. A property currently used for light industrial may hold even greater value as a flex space or mixed-use facility, depending on local zoning allowances. Those who take the time to understand municipal planning trends and code flexibility are often able to identify opportunities that others miss.

At Coastal Commercial, we help clients make decisions grounded in local market expertise, regional insight, and a deep understanding of what drives value beyond the surface. Whether you're buying, selling, or repositioning, location is the conversation we always start with—because it's the one that always pays off.

Beyond the Deal: Positioning Commercial Properties for Long-Term Performance

In commercial real estate, success doesn't end at the closing table—it begins there. Whether acquiring an office building, industrial space, or mixed-use property, the long-term performance of the asset depends on how it's managed, marketed, and maintained over time.

Far too often, investors focus heavily on the acquisition strategy but overlook the operational vision that follows. Yet it's the steps taken in the first 12–18 months after acquisition that often determine whether a property realizes its full potential.

Understanding the asset's role in its submarket is also critical. Is it filling a gap in available product? Does it have the infrastructure for a different use that's currently underserved—such as flex industrial or med-tech suites? In a market where tenant needs evolve rapidly, adaptability can be a key driver of resilience.

Operationally, proactive property management pays dividends. Responsive maintenance, transparent communication, and attention to small details create a tenant experience that supports retention and justifies competitive lease rates.

UPCOMING LEASING OPPORTUNITY

Step into one of New Bedford's most exciting commercial revitalizations. The historic Sunbeam Bread Bakery building is undergoing a stunning transformation, and your business could be part of it.

With over 90,000 square feet of fully modernized, energy-efficient space, this landmark property blends classic architectural character with today's functionality. Whether you're looking for retail, office, or warehouse space, Sunbeam Bakery offers versatile units tailored to your business needs.

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 $450 Incl. heat, AC, electricity, and Wi-Fi

SOLD

OFFICE

1199 Reservoir Ave, Cranston $475K
151 Centerville Rd, Warwick $600K
279 Brick Kiln Rd, East Falmouth $1.2M
314 Gifford St, Falmouth $357K
4 Sharpe Dr, Cranston $3.08M
48 N Pearl St, Brockton $1.3M
500 N Broadway, East Providence $750K
68 Samoset St, Plymouth $535K

RETAIL

1099 Charles St, North Providence $390K
1100 Montello St, Brockton $375K
120 Atwells Ave, Providence $1.62M
136 Huttleston Ave, Fairhaven $1.65M
175-179 E Main St, Fall River $520K
279 Taunton Ave, East Providence $375K
387 Winthrop St, Taunton $500K
41 William St, New Bedford $1.45M
412 N Falmouth Hwy, North Falmouth $2.3M
428 S Main St, Fall River $235K
57 De Pasquale Ave, Providence $1.4M
586 Warwick Ave, Warwick $349K
60 Madeira Ave, New Bedford $275K
728 Main St, Brockton $779K
86 Dartmouth St, New Bedford $485K
98 Front St, New Bedford $1.15M
994 Bedford St, Bridgewater $650K

MIXED-USE

146 Duchaine Blvd, New Bedford, $1.5M
425 Washington St, Providence, $1.38M

INDUSTRIAL

1096 Cove Rd, New Bedford $200K
1580 Pontiac Ave, Cranston $650K
160 Middleboro Ave, East Taunton $3M
195-199 Ridge St, Fall River $325K
314 Broadway, Taunton $1.55M
399 Kilvert St, Warwick $1.5M
47 Nauset St, New Bedford $1.37M
51 Chancery St, New Bedford $295K
862 Waterman Ave, East Providence $4M
900 Wellington Ave, Cranston $488K
99 Lawrence St, Brockton $700K

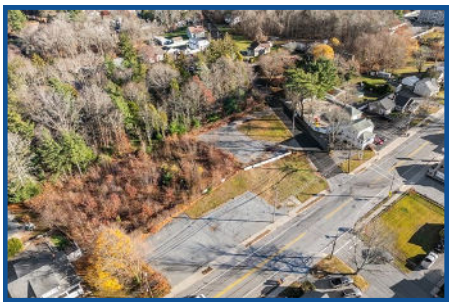
Contact us for additional information at (508) 990-4280 or visit our website www.coastalcommercialRE.com

FOR SALE

FALL RIVER

Turn-key 520 SF FREE Salon Equipment Included (or removed) and Flexible Use

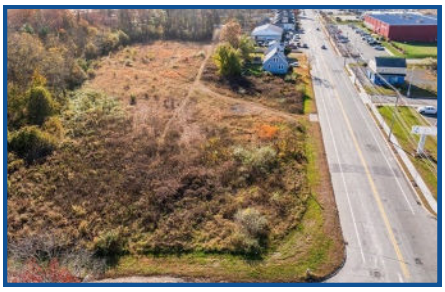
Listing Price: $169,900



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

FAIRHAVEN

775 SF Landmark Restaurant — Building, Business & Equipment included Prime Location with Endless Possibilities

Listing Price: $595,000

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NEW BEDFORD, MA
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ZIP CODE 02740

700 Pleasant Street, Suite 330 New Bedford, MA 02740

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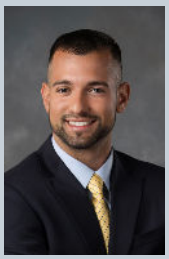
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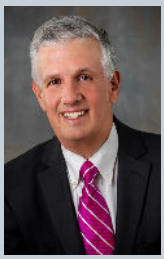
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FOR SALE

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

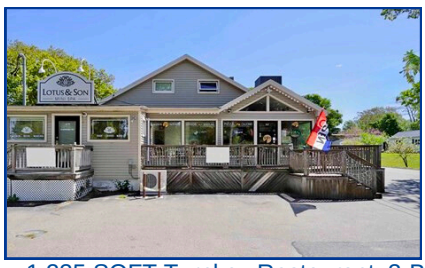
$500,000

FALL RIVER

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

$800,000

FAIRHAVEN



1,235 SQFT Turnkey Restaurant, 3-Bed Apartment & Retail Space—Prime Mixed-Use on Sconticut Neck!

$849,000