COASTAL COMMERCIAL Real Estate

February 2026 News and More

FOR LEASE

OFFICE SPACE

150 8th St, New Bedford, MA
1,500 SF 3 Offices + Open Workspace, Kitchenette, Restrooms, Central Air, Parking

132 S Main St, Acushnet, MA
500 SF Private Aesthetician Suite

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

899 Pleasant Street, New Bedford, MA
Up to 3,000 SF, Two 2nd Fl Office Spaces

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

229-241 Coffin Ave #O4, New Bedford, MA
5,962 SF in Sunbeam Bakery building

RETAIL SPACE

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

950 Kings Hwy, New Bedford, MA
5 Units Available High-Visibility Space with Strong Co-Tenancy

33 County Rd – Unit 6, Mattapoisett, MA
900 SF Ropewalk Plaza on Busy Route 6 Corridor, Excellent Visibility & Access

229-241 Coffin Ave – 2R, New Bedford, MA
4,321 SF Versatile Space with High Ceilings

403 County Rd, Marion, MA
1,850 SF Own Your Own Restaurant, or Cafe

INDUSTRIAL/FLEX

100 Duchaine Blvd, New Bedford, MA
12,000 SF Warehouse / Manufacturing

11R David St, New Bedford, MA
20,000± SF 3-Phase Power and Parking

LAND

496-L62M40 Hixville Rd, Dartmouth, MA
1.5± Acres Industrial Land, I-195 Corridor

508 Faunce Corner Rd, Dartmouth, MA
6.48 Acres Vacant Land, Office/Industrial Zoning, High-Visibility

Where Buyers Are Getting Selective and Why That Matters

As we move further into 2026, commercial real estate activity across the South Coast remains steady, but the pace has become more intentional. Buyers are active, yet more disciplined, with greater emphasis on fundamentals, documentation, and long-term usability.

Industrial properties continue to perform well, particularly owner-user buildings under 10,000 square feet. Contractors, service businesses, and local operators are driving demand. Buyers are placing strong value on functional layouts, outdoor space, and clean environmental history. Properties offering flexibility are consistently outperforming those with limitations.

Retail activity remains concentrated in well-located corridors and neighborhood centers. Service-based businesses, restaurants, and personal-use tenants continue to lead demand. Turnkey spaces or units with existing improvements are attracting stronger interest, as tenants look to control startup costs and shorten time to opening.

The office sector continues to evolve. Smaller, efficient spaces are outperforming traditional large footprints. Medical, professional, and owner-occupant users remain active when buildings offer private access, parking, and updated systems. Pricing alignment remains critical for momentum.

Multifamily and mixed-use properties remain on investor radar, though underwriting has become more conservative. Buyers are closely reviewing operating expenses, insurance costs, and rent stability. Properties with predictable income and solid tenancy are standing out.

Today's market favors preparation over speculation. Proper pricing, strong presentation, and realistic expectations continue to drive successful outcomes. At Coastal Commercial Real Estate, we remain focused on guiding clients with clear insight and strategic positioning in an increasingly selective market.

FOR SALE

MATTAPOISETT

11,028 SF Fully Leased Mixed-Use Property with Restaurant, Retail & Office Space on High-Visibility Route 6

Listing Price: $1.75M

DARTHMOUTH

1,650 SF Two-Unit Office Building, Corner Lot, Income in Place, High-Visibility Bliss Corner Location

Listing Price: $549.5K

FALL RIVER

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

Listing Price: $169.9K

FAIRHAVEN

Waterfront 40R Development Site — Dual Parcels with Existing Commercial Buildings & 100+ Parking Spaces

Listing Price: $1.595M

MARION

15,787 SF Industrial / Office Flex on 1.89 Acres with $150K Annual Income — Global R&D Tenant in a Premier Southcoast/Cape Hub

Listing Price: $2.1M

FOR LEASE

MARION

1,850 SF Historic Restaurant Space with Garden Patio & Deck

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

FALL RIVER

13,500 SF Gym / Fitness Space in High-Traffic Rt 6 Plaza

SOLD

INDUSTRIAL / FLEX

3 Janice Marie Way, East Freetown $2.2M
379 Alden Rd, Fairhaven $850K
930 County St, New Bedford $280K
266 N Front St, New Bedford $505K
13 Edward St, New Bedford $735K
88 Niantic Ave, Providence $2M
204 Kinsley Ave, Providence $4.17M

RETAIL

74 State Rd, Dartmouth $599K
37 Alden Rd, Fairhaven $1.03M
270 Seabury St, Fall River $176K
130 Swindells St, Fall River $374.9K
389 2nd St, Fall River $650K
1173 Rodman St, Fall River $950K
1651 Acushnet Ave, New Bedford $235K
329 Rivet St, New Bedford $500K
887-891 Brock Ave, New Bedford $575K
347 Dartmouth St, New Bedford $600K
512-516 N Front St, New Bedford $690K
110-114 County St, New Bedford $800K
2963 Acushnet Ave, New Bedford $800K
98 Nicks Rock Rd, Plymouth $750K
12 Governor St, Providence $800K
1137 Broad St, Providence $1.03M

OFFICE

88 Faunce Corner Rd, Dartmouth $350K
536 Hawthorn St, Dartmouth $1.9M
377 Second St, Fall River $575K
145 Globe St, Fall River $1.85M
345 Front St, Marion $570K
1120 Aquidneck Ave, Middletown $725K
61-63 Crapo St, New Bedford $540K
333 Union St, New Bedford $575K
272 Smith St, Providence $415K
164 Dean St, Taunton $600K

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

FOR SALE

PROVIDENCE

High-Visibility Automotive Property on Corner Lot with 2,000 SF Building, Existing Vehicle Lifts, Parking for Approx. 75 Vehicles, Access to Route 10, I-95, Route 6, and Route 3A

Listing Price: $1.25M

FAIRHAVEN

2,172 SF Commercial Building on 19,392 SF Lot, Clean 21E (2025), High Visibility, Flexible Commercial or Residential Use

Listing Price: $549.5K

NEW BEDFORD

2.1-Acre Site at the Intersection of Acushnet Ave & Nye's Lane with Excellent Visibility and Strong Development Potential

Listing Price: $1.65M

NEW BEDFORD

Confidential Turnkey Restaurant + Real Estate, Liquor License, Apartments Above, Adjacent Parking Lot Included

Listing Price: $1.6M

NEW BEDFORD

1.56-Acre Corner Lot with Frontage on Church, Chaffee & Dutton St. Zoned RA with Three Approved Buildable Lots

Listing Price: $599.9K

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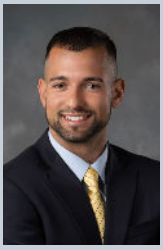

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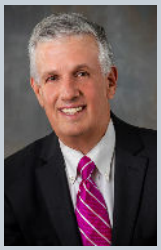

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FOR SALE

NEW BEDFORD

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

$390K

FALL RIVER

1,760 SF Storefront on East Main St. 6 Off-Street Parking Spots

$329K

DARTMOUTH

2,160 SF Versatile Two-Suite Office Opportunity in Dartmouth Corridor — Owner-User or Investment Ready

$379K

NEW BEDFORD

3,636 SF Prime Mixed-Use Property. Exam Rooms, Office Space & Parking. High visibility & Flexible Zoning

$500K

NEW BEDFORD

Fully Fenced Vacant Lot – Prime Mixed-Use Site with Parking for 20 Vehicles

$119.9K

MARION

1,995 SF Versatile Retail / Flex Space with Multiple Access Points — Seconds from I-195 in a Thriving Waterfront Community

$875K