

FOR LEASE

OFFICE SPACE

899 Pleasant Street, New Bedford
700 SF Professional downtown office space

200 Mill Road, Fairhaven
Office suites from 750 - 2,500 SF

238 Rockdale Avenue, New Bedford
1,134 SF professional office space with parking

401 County Street, New Bedford
400 SF office in a beautiful historic building

45 Slocum Rd, Dartmouth
800 SF office space near Route 6

RETAIL SPACE

950 Kings Hwy, New Bedford

- Unit 6A - 5,180 SF
- Unit 18 - 8,100 SF
- Unit 20 - 13,445 SF

1275 Fall River Avenue, Seekonk
13,500 SF gym & fitness space with parking

5-7 Main Road, Tiverton
3,002 SF retail space on a busy corridor

101 Front Street, Fall River
5,640 SF Conveniently located retail space

263 Social Street, Woonsocket
1,900 SF Versatile retail space in central Woonsocket

1024 Kings Highway, #4, New Bedford
3,000 SF retail or office space

567 Reservoir Avenue, Cranston
1,612 SF high-visibility retail space

INDUSTRIAL/FLEX

11R David Street Rear, New Bedford
20,000 SF turn-key warehouse

100 Duchaine Blvd, New Bedford
10,000 SF warehouse with storage/build-to-suit land

229-241 Coffin Ave, New Bedford

- Unit CB3 - 2,939 SF
- Unit CB4 - 2,880 SF
- Unit 2R - 4,000 SF

LAND

469 Hixville Road, Dartmouth
1.47 Acres - Unit M62-B40 - Industrial-zoned development land

508 Faunce Corner Road, Dartmouth
2.25 Acres - Prime commercial development land

The Coming Succession Shift in South Coast Commercial Real Estate



Across New Bedford, Dartmouth, Fairhaven, Fall River, and the surrounding South Coast, many commercial properties have remained under the same ownership for decades.

From neighborhood storefronts and mixed-use buildings to warehouses, offices, and properties occupied by longtime family businesses, these assets often change hands far less frequently than residential real estate.

During that time, the South Coast has changed significantly. New Bedford now has passenger rail service to Boston, housing development continues throughout the region, downtown areas are evolving, and established commercial corridors are attracting new investment. A property may look much the same as it did decades ago, but the opportunity surrounding it may be very different.

This is especially important for owners whose businesses and real estate are closely connected. Selling the business doesn't always mean selling the building. Some owners may retain the property and lease it to a new operator, while others may sell both together. In some cases, redevelopment or a new use could reveal value that wasn't previously considered.

For investors and developers, this transition could bring properties to market that haven't been available in generations. Established locations, large parcels, existing infrastructure, visibility, and access can make these long-held properties particularly compelling as the South Coast continues to grow.

Commercial real estate conversations often focus on what will be built next. But another important story is unfolding within the properties already here. As one generation of owners begins planning its next chapter, a new generation of businesses, investors, and developers may find opportunities that have been decades in the making.

SOLD

INDUSTRIAL / FLEX

777 Quequechan St, Fall River, MA \$320K
386 Washington St, Attleboro, MA \$300K
366 Wood St, Bristol, RI \$471.5K
613 Turnpike St, Easton, MA \$400K
378 Washington St, Attleboro, MA \$525K
151 Winthrop St, Rehoboth, MA \$525K
337 Columbia St, Fall River, MA \$719.9K
257 Anawan St, Rehoboth, MA \$825K
382 Kingstown Way, Duxbury, MA \$1.025M

RETAIL

1226 S Main St, Fall River, MA \$140K
68 Tupper Rd Unit 8, Sandwich, MA \$250K
94 Route 6A Unit 3B, Sandwich, MA \$270K
1998 Acushnet Ave, New Bedford, MA \$300K
555 Pleasant St, Attleboro, MA \$359K
40 Wareham St, Carver, MA \$499K
166 Bank St, Attleboro, MA \$549.9K
305-309 Rivet St, New Bedford, MA \$500K
423 Hope St Unit 21U, Bristol, RI \$575K
413 Wareham Rd, Marion, MA \$650K
2614 Cranberry Hwy, Wareham, MA \$685K
36 N Main St, Carver, MA \$750K
48 Commons, Little Compton, RI \$850K
593 Airport Rd, Fall River, MA \$900K
30-32 William St, New Bedford, MA \$950K
107 North Main St, Carver, MA \$2.5M
4586 Acushnet Ave, New Bedford, MA \$4.2M

OFFICE

52-54 Brigham St, New Bedford, MA \$95K
109 Dean St, Taunton, MA \$650K
580 Washington St, Easton, MA \$1.8M

FOR SALE

FAIRHAVEN



Landmark seaside property in Fairhaven featuring a 775 SF building, home to an established breakfast and coffee business, with equipment, business name, and turnkey potential in a highly visible coastal location.

Listing Price: \$595,000

DARTMOUTH



Turnkey commercial investment opportunity in Bliss Corner, 1,650 SF two-unit property with established rental income, flexible owner-occupant potential and prime corner-lot visibility in a thriving business district

Listing Price: \$549,500

MARION



Marion commercial condominium featuring 2,925 SF of professional office space, 35 parking spaces, flexible office layout, and an ideal setting for a variety of businesses.

Listing Price: \$468,000

WESTPORT



Prime 2.3-acre Route 6 commercial property with a 36-car dealer license, two-bay garage, ample parking, high visibility & redevelopment potential

Listing Price: \$599,000

NEW BEDFORD



Versatile 3,400 SF mixed-use commercial building with retail & office space, high-visibility corner exposure, flexible layout & off-street parking.

Listing Price: \$475,000

FOR SALE

NEW BEDFORD



High-visibility commercial property on a 3,502 SF corner lot featuring a 1,600 SF building with strong frontage, flexible business potential, easy accessibility

Listing Price: \$375,000

PROVIDENCE



High-visibility automotive commercial property on a 7,640 SF corner lot featuring a 2,000 SF freestanding building, office space, vehicle lifts, ample parking & excellent highway access

Listing price: \$1,250,000

FAIRHAVEN



99 Spring St, Fairhaven commercial property on a 19,392 SF lot featuring a 2,172 SF building with office space, ample parking, strong visibility, flexible commercial or residential use potential.

Listing Price: \$549,500

NEW BEDFORD



High-visibility 2,934 SF mixed-use property in New Bedford's South End with flexible space, strong street exposure, and ample on-site parking for a variety of business or residential uses.

Listing Price: \$519,900

NEW BEDFORD



10,120 SF Two-Story Professional Office Building on 1.02 Acres with \$161K Annual Income located in a Established Professional Office Park Near Route 140

Listing Price: \$ 1,350,000

FOR LEASE

WOONSOCKET



1,900 SF end-cap space, fully equipped for a tanning salon with flexible retail use, etc
Lease Rate: \$16/SF

NEW BEDFORD



400 SF office in Downtown New Bedford's historic district
Lease Rate: \$700/Month Gross

NEW BEDFORD



Historic downtown office space with up to 3,000 SF available
Lease Rate: \$20.00/SF NNN

NEW BEDFORD



750 SF renovated professional office space in a high-visibility location
Lease Rate: \$1,100/month

700 Pleasant Street, Suite 535 New Bedford, MA 02740



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FEATURED LISTINGS

NEW BEDFORD



Fully approved 3.16-acre TOD development site adjacent to the MBTA station
Listing Price: \$5,000,000

NEW BEDFORD



Versatile 10,224 SF office space, expandable housing, health services, etc.
Listing Price: \$1,500,000

DARTMOUTH



Versatile 1-acre commercial development site with approval for an approx 6,500 SF building,
Listing Price: \$765,000

NEW BEDFORD



Turnkey auto body business with two separately deeded properties on Route 6.
NEW PRICE: \$1,650,000

NEW BEDFORD



Three commercial properties with ample parking, handicap accessibility & future potential
Listing Price: \$2,550,000