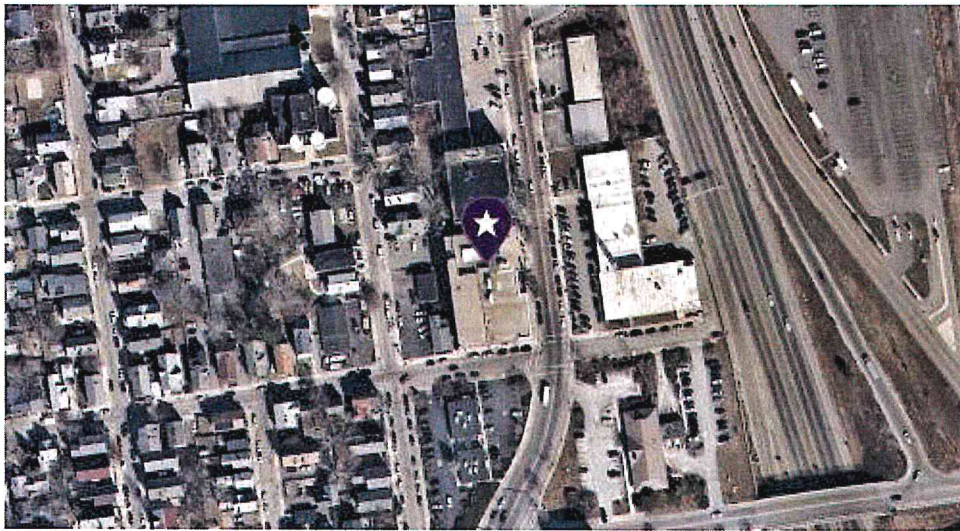


Comparative Market Analysis



1213 Purchase Street, New Bedford,
Massachusetts 02740

City of New Bedford

JUNE 5, 2022

Lori Nery

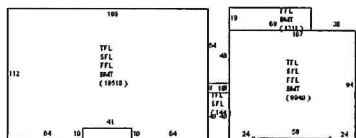
Coastal Realty

Location: 1213 PURCHASE ST **Parcel ID:** 66 66 **Zoning:** MUB **Fiscal Year:** 2022 **Account Number:** 27421

Current Owner Information: CITY OF NEW BEDFORD 131 WILLIAM ST NEW BEDFORD , MA 02740	Current Sales Information: Sale Date: 03/18/2003 Sale Price: \$0.00 Legal Reference: 6078-303 Grantor: COMMONWEALTH OF MASSACHUSETTS,	Card No. 1 of 1
--	--	-----------------

This Parcel contains 0.77163 acres of land mainly classified for assessment purposes as IMP-CTY CNCL with a(n) General Office style building, built about 1898, having Brick exterior, Rubber Sheathing roof cover and 86973 Square Feet, with 1 unit(s), total room(s), total bedroom(s) total bath(s), 0 3/4 baths, and 4 total half bath(s).

Building Value:	Land Value:	Yard Items Value:	Total Value:
3272500	262800	0	3535300



Fiscal Year 2022		Fiscal Year 2021		Fiscal Year 2020	
Tax Rate Res.:	15.54	Tax Rate Res.:	15.59	Tax Rate Res.:	16.16
Tax Rate Com.:	33.51	Tax Rate Com.:	32.76	Tax Rate Com.:	33.59
Property Code:	931	Property Code:	931	Property Code:	931
Total Bldg Value:	3272500	Total Bldg Value:	3241700	Total Bldg Value:	3080900
Total Yard Value:	0	Total Yard Value:	0	Total Yard Value:	0
Total Land Value:	262800	Total Land Value:	250800	Total Land Value:	250800
Total Value:	3535300	Total Value:	3492500	Total Value:	3331700
Tax:	Exempt	Tax:	Exempt	Tax:	Exempt

Disclaimer: Classification is not an indication of uses allowed under city zoning.
This information is believed to be correct but is subject to change and is not warranted.

Assessment and Sales Report**Location & Ownership Information**

Address:	1213 Purchase St, New Bedford, MA 02740-6636		
Map Ref.:	M:0066 L:0066	Zoning:	MUB
Owner 1:	New Bedford City Of		
Owner 2:			
Owner Address:	131 William St, New Bedford, MA 02740		

Property Information

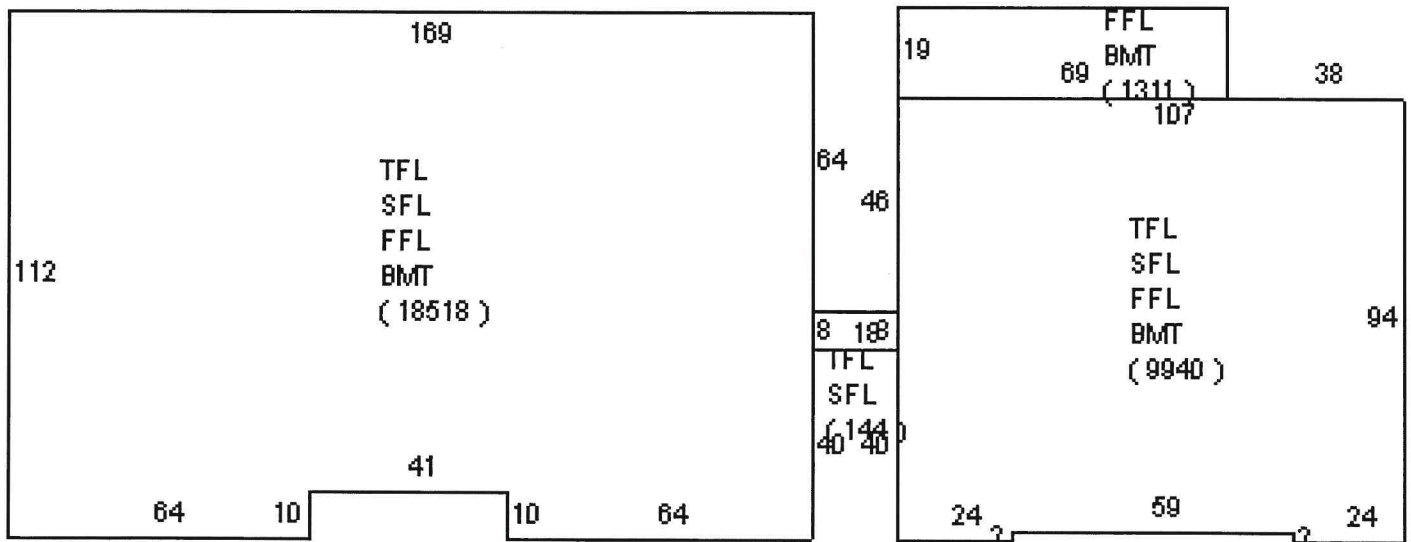
Use:		Style:	
Levels:	3	Lot Size:	0.77 Acres (33612 sqft.)
Year Built:	1898	Total Area:	116742 sqft.
Total Rooms:	0	Total Living Area:	9999 sqft.
Bedrooms:	0	First Floor Area:	0 sqft.
Full Baths:	0	Addl Floor Area:	0 sqft.
Half Baths:	4	Attic Area:	0 sqft.
Roof Type:	Flat	Finished Basement:	0 sqft.
Heat Type:	Forced Hot Water	Basement:	0 sqft.
Fuel Type:	Natural Gas	Basement Type:	
Exterior:	Brick	Attached Garage:	0
Foundation:		Other Garage:	0
Air Conditioned:	Yes	Fireplaces:	0
Condition:	Fair/Average		

Assessment Information

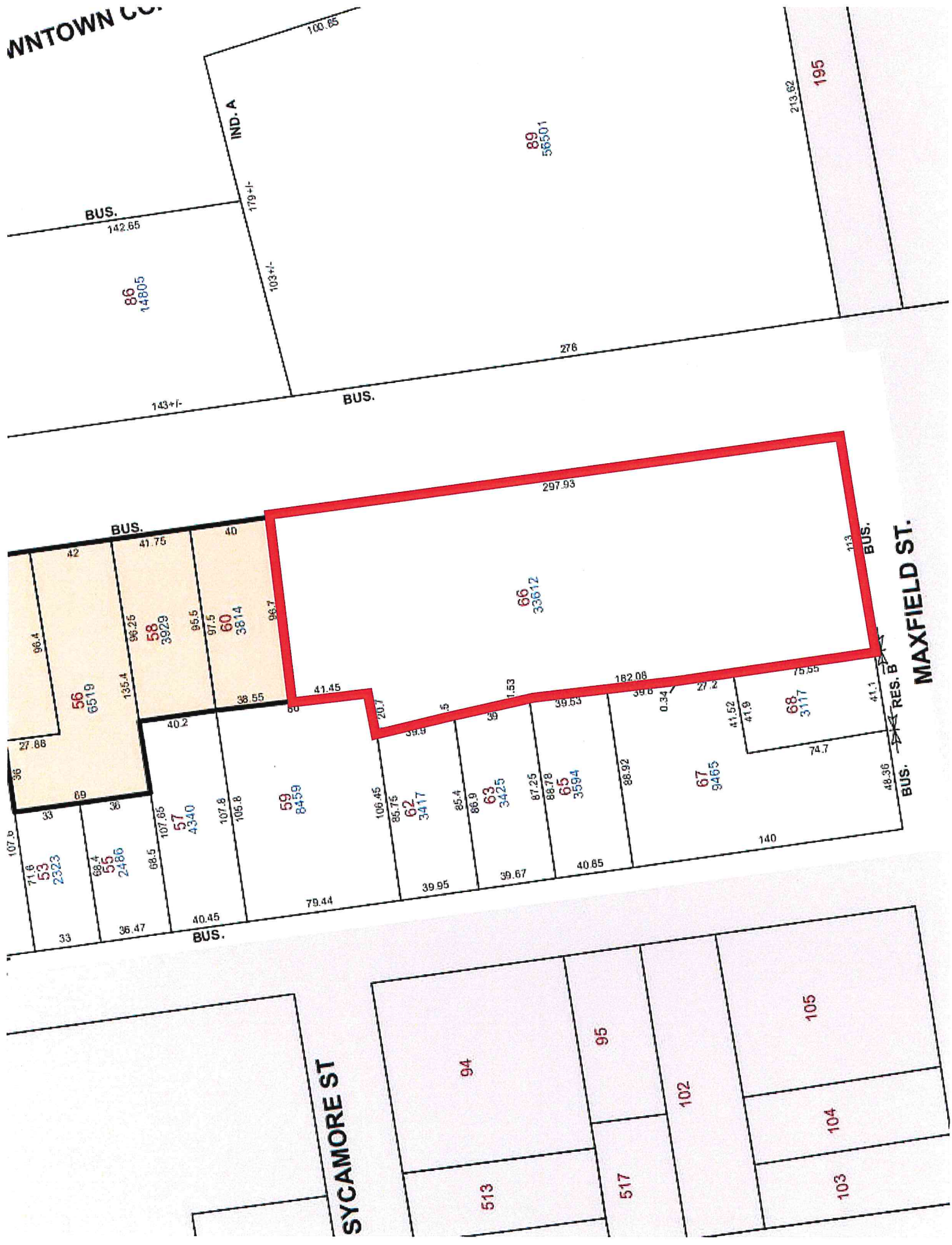
Last Sale Date:	3/18/2003	Last Sale Price:	\$0
Last Sale Book:	6078	Last Sale Page:	300
Map Ref.:	M:0066 L:0066	Tax Rate (Res):	15.54
Land Value:	\$262,800	Tax Rate (Comm):	33.51
Building Value:	\$3,272,500	Tax Rate (Ind):	33.51
Misc Improvements:	\$0	Fiscal Year:	2022
Total Value:	\$3,535,300	Estimated Tax:	\$54,938.56

The information in the Public Record is set forth verbatim as received by MLS PIN from third parties, without verification or change.

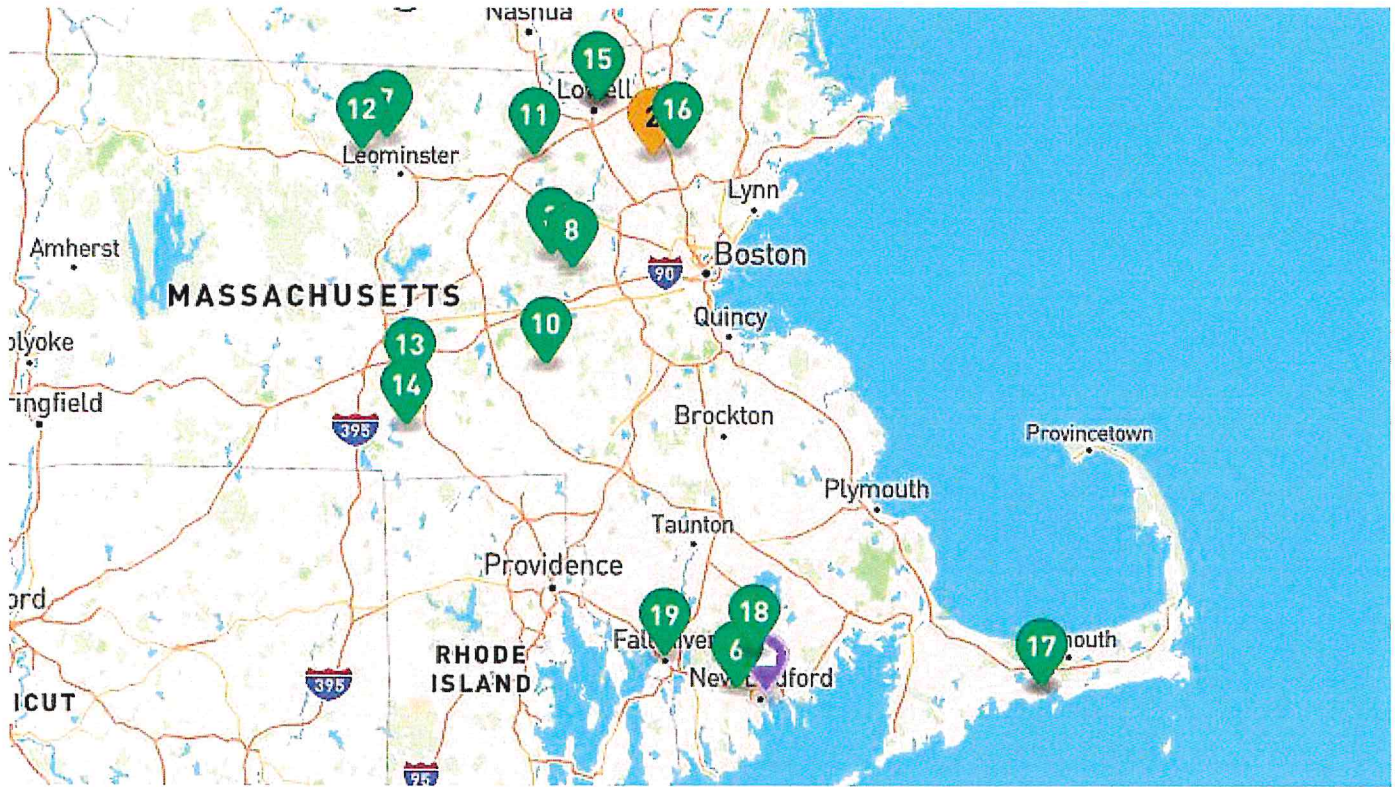
MLS PIN is not responsible for the accuracy or completeness of this information.



WINTOWN CO.



Map of Comparable Listings



STATUS: P = ACTIVE UNDER CONTRACT A = ACTIVE

	MLS #	STATUS	ADDRESS	BEDS	BATHS	SQFT	PRICE
1	Subject	🏠	1213 Purchase St	-	-	16,000	-
2	72940324	P	281 Main Street 2	-	0/0	2,400	\$12
3	72861757	A	29 Hudson Bldg 3	-	0/0	-	\$12
4	72965415	A	148 Warren Street	-	0/0	7,575	\$15
5	72962913	A	1 Merrimack Street 2nd floor	-	0/0	5,193	\$12
6	72794436	A	145 Faunce Corner Mall Rd 8	-	0/0	1,400	\$16
7	72949949	A	10 Main St	-	0/0	-	\$11
8	72943686	A	297 Boston Post Road	-	0/0	-	\$12
9	72919726	A	33 Bassett Lane 1	-	0/0	-	\$19
10	72920836	A	13 Water St 101	-	0/0	-	\$12
11	72782820	A	364 Littleton Road	-	0/0	3,950	\$11
12	72973577	A	667 Westminster St C	-	0/0	-	\$10
13	72986641	A	140 Worcester-Providence Turnpike 3	-	0/0	-	\$10

14	72964166		356 Manchaug Rd.	-	0/0	12,480	\$12
15	72927707		15 Kearney Square 3	-	0/0	5,800	\$14
16	72957337		58 Concord St	-	0/0	9,600	\$12
17	72986242		33 Bassett Lane 3	-	0/0	-	\$14
18	72963047		107 Welby Rd	-	0/0	6,396	\$15
19	72929608		55-57 N Main St 2000	-	0/0	3,600	\$12

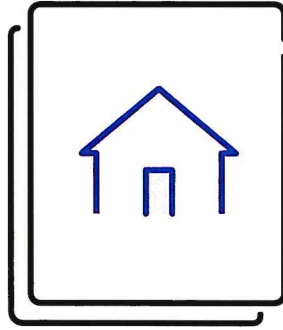
Summary of Comparable Properties

P ACTIVE UNDER CONTRACT LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
281 Main Street 2	-	-	0/0	2,400	\$12	\$0
Averages				2,400	\$12	\$0.01

A ACTIVE LISTINGS

ADDRESS	SOLD DATE	BEDS	BATHS	SQFT	PRICE	\$/SQ.FT
29 Hudson Bldg 3	-	-	0/0	-	\$12	-
148 Warren Street	-	-	0/0	7,575	\$15	\$0
1 Merrimack Street 2nd floor	-	-	0/0	5,193	\$12	\$0
145 Faunce Corner Mall Rd 8	-	-	0/0	1,400	\$16	\$0
10 Main St	-	-	0/0	-	\$11	-
297 Boston Post Road	-	-	0/0	-	\$12	-
33 Bassett Lane 1	-	-	0/0	-	\$19	-
13 Water St 101	-	-	0/0	-	\$12	-
364 Littleton Road	-	-	0/0	3,950	\$11	\$0
667 Westminster St C	-	-	0/0	-	\$10	-
140 Worcester-Providence Turnpike 3	-	-	0/0	-	\$10	-
356 Manchaug Rd.	-	-	0/0	12,480	\$12	\$0
15 Kearney Square 3	-	-	0/0	5,800	\$14	\$0
58 Concord St	-	-	0/0	9,600	\$12	\$0
33 Bassett Lane 3	-	-	0/0	-	\$14	-
107 Welby Rd	-	-	0/0	6,396	\$15	\$0
55-57 N Main St 2000	-	-	0/0	3,600	\$12	\$0
Averages				6,221	\$12	\$0.00



Listings

Lori Nery

Coastal Realty

281 Main Street 2

Wilmington, MA 01887

MLS #72940324

\$12**ACTIVE UNDER CONTRACT** 3/9/22Beds **0/0** BathsYear Built **1950****2,400** Sq. Ft. (\$0 / sqft)Days on market: **30**

Details

Prop Type: Commercial Lease**County:** Middlesex**Acres:** 0.23**Lot Size (sqft):** 10,018**List date:** 2/7/22**Active Under Contract date:** 3/9/22**Off-market date:** 3/9/22**Updated:** Jun 2, 2022 8:24 PM**List Price:** \$12**Orig list price:** \$12**Taxes:** \$9,999

Features

Building Area Units: Square Feet**Business Type:** Commercial**Existing Lease Type:** NNN**Zoning Description:** Legal Conforming

Remarks

Highly visible sun-filled office space with high traffic counts available now in Wilmington. Four offices plus a kitchenette/ break room and two bathrooms encompassing the second floor of a two story property; rooms can also be rented individually ranging in price from \$600-900. Additional details include central AC & heat, abundant parking and updated systems. Located directly above popular local hair salon and Sale Five bank and within close proximity to the commuter rail and 93. Professionally managed property, NNN lease at approximately \$9 psf including CAM charges/snow removal. Five year term/negotiable. Additional retail space also available, see MLS #72937878. Available now, easy to show on short notice!

Lori Nery
Coastal Realty

281 Main Street 2

Wilmington, MA 01887

MLS #72940324

\$12

ACTIVE UNDER CONTRACT 3/9/22

Beds 0/0 Baths

Year Built 1950

2,400 Sq. Ft. (\$0 / sqft)

Days on market: 30



29 Hudson Bldg 3

Sudbury, MA 01776

MLS #72861757

\$12**ACTIVE** 7/7/21

Beds 0/0 Baths

Year Built 1974

Days on market: 333



Details

Prop Type: Commercial
Lease**County:** Middlesex**Acres:** 2.82**Lot Size (sqft):** 122,839**List date:** 7/7/21**Updated:** Mar 10, 2022 10:16
AM**List Price:** \$12**Orig list price:** \$12**Taxes:** \$117,795

Features

Building Area Units: Square
Feet**Business Type:** Commercial**Disclosures:** Any Description
Of The Use Of This Property
Is Not A Representation
Concerning Legal Use Or
Compliance With Zoning
Bylaws, Building Code, Or
Restrictions. It Is The Duty Of
The Tenant To Seek Advice
From An Attorney Or Written
Confirmation From The
Municipality.**Existing Lease Type:** NNN**Utilities:** Public Water,
Private Sewer**Zoning Description:** Legal
Non-Conforming

Remarks

Opportunities are like sunsets ,If you wait too long you will miss them! Unique second floor space for private club or office space. Presently being used as a restaurant with indoor and outdoor seating with State of the Art Bar! Great visibility with

over 33,000 cars per day passing on Rt 27 near the Concord Rd intersection in Sudbury. Join the 29 Mediterranean Restaurant, Lahey Clinic, CJ's Pizza, Kings Hair Salon and other established businesses! Space size is 3492 S \$12.00 SF approx. \$7.25 SFNNN (common are maintenance costs/RE taxes. Seize the opportunity to bring your business here!

29 Hudson Bldg 3

Sudbury, MA 01776

MLS #72861757

\$12

ACTIVE 7/7/21

Beds 0/0 Baths

Year Built 1974

Days on market: 333



148 Warren Street

Lowell, MA 01852

MLS #72965415

\$15**ACTIVE** 4/11/22Beds **0/0** BathsYear Built **1843****7,575** Sq. Ft. (\$0 / sqft)Days on market: **55**

Details

Prop Type: Commercial
Lease**County:** Middlesex**Acres:** 0.21**Lot Size (sqft):** 9,147**List date:** 4/11/22**Updated:** Apr 15, 2022 3:05
AM**List Price:** \$15**Orig list price:** \$15**Taxes:** \$9,797

Features

Building Area Units: Square
Feet**Business Type:**
Professional/Office**Existing Lease Type:** NNN**Utilities:** Public Water, Public
Sewer, Natural Gas Available**Zoning Description:** Legal
Conforming

Remarks

Professional building available for lease, presently used for early childhood education and daycare. Additional uses include professional office space, senior care center, etc. Features six classrooms, 14 offices, child and adult bathrooms, reception, kitchen, conference rooms, with storage space in full basement. This is an updated historic property with parking, drop off capacity and views of the Concord River. Call for additional information or tour. Tenant pays all operating costs, taxes, utilities, etc. Unfinished additional space available.

148 Warren Street

Lowell, MA 01852

MLS #72965415

\$15

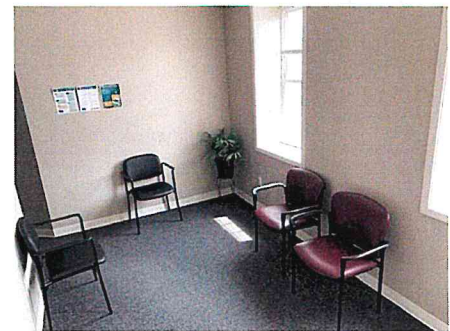
ACTIVE 4/11/22

Beds **0/0** Baths

Year Built **1843**

7,575 Sq. Ft. (\$0 / sqft)

Days on market: **55**

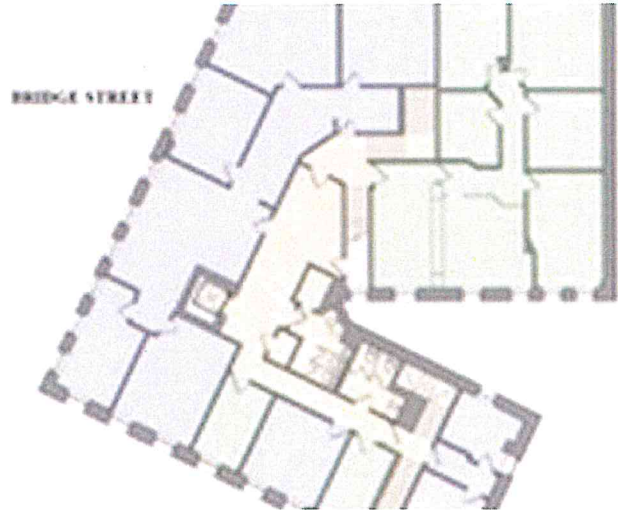


Lori Nery
Coastal Realty

1 Merrimack Street 2nd floor

Lowell, MA 01852

MLS #72962913

\$12**ACTIVE** 4/6/22Beds **0/0** BathsYear Built **1880****5,193** Sq. Ft. (\$0 / sqft)Days on market: **60**

Details

Prop Type: Commercial
Lease**County:** Middlesex**Area:** Downtown**Acres:** 0.14**Lot Size (sqft):** 6,098**List date:** 4/6/22**Updated:** May 22, 2022 3:05
AM**List Price:** \$12**Orig list price:** \$12**Taxes:** \$22,349

Features

Building Area Units: Square
Feet**Business Type:** Commercial**Disclosures:** Tenant
Responsible For Their Real
Estate Agents Commission.**Existing Lease Type:** NNN**Roof:** Rubber**Utilities:** Public Water, Public
Sewer**Zoning Description:** Legal
Non-Conforming

Remarks

Office Space For Lease... The space covers the entire 2nd floor with elevator access. The property is located in prime downtown location next door to parking garage and on the public transportation line. We can accommodate your office space needs with suites ranging from 100 sq ft to 10,000 sq ft.

145 Faunce Corner Mall Rd 8

Dartmouth, MA 02747

MLS #72794436

\$16**ACTIVE** 3/7/21Beds **0/0** Baths**1,400** Sq. Ft. (\$0 / sqft)Year Built **1988**Days on market: **455**

Details

Prop Type: Commercial
Lease**Acres:** 38.92
Lot Size (sqft): 1,695,355
List date: 3/7/21**Updated:** Mar 6, 2022 3:05
AM**Taxes:** \$42,123**County:** Bristol**List Price:** \$16**Area:** Faunce Corner**Orig list price:** \$16

Features

Building Area Units: Square
Feet**Disclosures:** Must View
Coronavirus Protocol
Attachment Prior To
Requesting A Scheduling
Existing Lease Type: NNN**Roof:** Asphalt/Composition
Shingles**Zoning Description:** Legal
Non-Conforming**Utilities:** Public Water, Public
Sewer

Remarks

Fantastic Location on Busy Faunce Corner Mall Road! Choice of 3 Spaces interconnecting with a total of 5,400 SF Spaces that can be combined. * Unit 2 / 2,000 SF * Unit 8 / 1,400 SF * Unit 9 / 2,000 SF. Call for your appointment !

Lori Nery
Coastal Realty

145 Faunce Corner Mall Rd 8

Dartmouth, MA 02747

MLS #72794436

\$16

ACTIVE 3/7/21

Beds **0/0** Baths

Year Built **1988**

1,400 Sq. Ft. (\$0 / sqft)

Days on market: **455**



Lori Nery
Coastal Realty

10 Main St

Fitchburg, MA 01420

MLS #72949949**\$11****ACTIVE** 3/8/22Beds **0/0** BathsYear Built **1900**Days on market: **89**

Photo not available

Details

Prop Type: Commercial
Lease**Lot Size (sqft):**
List date: 3/8/22**Updated:** Mar 12, 2022 3:05
AM**Orig list price:** \$11**County:** Worcester**List Price:** \$11

Features

Building Area Units: Square
Feet**Existing Lease Type:** NNN
Utilities: Public Water, Public
Sewer**Zoning Description:** Legal
Conforming**Business Type:** Commercial

Remarks

Amazing opportunity to lease this historic storefront in the heart of the busy Moran Square section of Main Street!! Fitchburg revitalization is moving QUICKLY—be in the hub of this fantastic new project which will include over 40 residential units—bring your new or existing business to the hottest location in the city!

297 Boston Post Road

Wayland, MA 01778

MLS #72943686

\$12**ACTIVE** 2/17/22

Beds 0/0 Baths

Year Built 1961

Days on market: 108



Details

Prop Type: Commercial
Lease**Acres:** 1.61
Lot Size (sqft): 70,131**List date:** 2/17/22
Updated: Apr 29, 2022 3:05
AM**List Price:** \$12
Orig list price: \$12**County:** Middlesex

Features

Building Area Units: Square
Feet**Business Type:** Commercial**Existing Lease Type:** NNN**Zoning Description:** Legal
Conforming

Remarks

Retail or Office use! Property Features Newly renovated 32,000 square foot shopping center located in Wayland, Massachusetts. Wayland is the home to many urban professionals due in part to its peaceful setting and its close proximity (20 minutes) to the city of Boston. Property Details 15,800 +/- VPD Rt 2013,335 +/- VPD Rt 27 Parking Ratio: 5/1000 (160 Spaces) Business B District Public Water/Private Septic Natural Gas Long term sublease available

297 Boston Post Road

Wayland, MA 01778

MLS #72943686

\$12

ACTIVE 2/17/22

Beds **0/0** Baths

Year Built **1961**

Days on market: **108**



33 Bassett Lane 1

Barnstable, MA 02601

MLS #72919726

\$19

ACTIVE 11/12/21

Beds 0/0 Baths

Year Built 1985

Days on market: 205



Details

Prop Type: Commercial
Lease

Lot Size (sqft):
List date: 11/12/21

Updated: May 28, 2022 3:05
AM

Orig list price: \$500

County: Barnstable

List Price: \$19

Features

Building Area Units: Square
Feet

Existing Lease Type: NNN
Roof: Metal, Rubber

Utilities: Public Water, Public
Sewer, 110 Volts, 220 Volts

Zoning Description: Legal
Conforming

Business Type: Commercial

Remarks

Landmark 2 story brick building off Main and North Streets. Renovated office suites available now. Located in the heart of Hyannis. Close to tremendous town infrastructure: multiple local businesses, roads, transportation, airport, ferry, railroad and bus station, Cape Cod Mall, etc. High visibility, enormous walk in traffic. A/C, heat, electricity, parking, electric chargers. Picture windows bring a lot of natural light. Up to 4000 sf of office space located in a commercial property. There are currently suite size options from as small as 200 square feet up to as large as 4,000 square feet, offering flexible floor plans for any mid to large-sized professional tenants. The property boasts ample off-street parking and is located minutes from many other businesses.

33 Bassett Lane 1

Barnstable, MA 02601

MLS #72919726

\$19

ACTIVE 11/12/21

Beds 0/0 Baths

Year Built 1985

Days on market: 205



Lori Nery
Coastal Realty

13 Water St 101

Holliston, MA 01746

MLS #72920836

\$12**ACTIVE** 11/17/21Beds **0/0** BathsYear Built **1900**Days on market: **200**

Photo not available

Details

Prop Type: Office**Lot Size (sqft):** 85,813**Updated:** Nov 21, 2021 3:05 AM**Orig list price:** \$12**County:** Middlesex**List date:** 11/17/21**List Price:** \$12**Taxes:** \$28,949**Acres:** 1.97

Features

Building Area Units: Square Feet**Business Type:** Professional/Office**Existing Lease Type:** NNN**Zoning Description:** Legal Conforming

Remarks

1,841 sf of accessible office space \$12.95 psf NNN (\$2,531/month) with separate metered gas & electric. Tenants pay a share of operating expenses and real estate taxes. In a beautiful historic building with large shared conference room.

364 Littleton Road

Westford, MA 01886

MLS #72782820

\$11**ACTIVE** 2/5/21

Beds 0/0 Baths

Year Built 1998

3,950 Sq. Ft. (\$0 / sqft)

Days on market: 485



Details

Prop Type: Commercial
Lease**County:** Middlesex**Acres:** 8.46**Lot Size (sqft):** 368,517**List date:** 2/5/21**Updated:** Feb 20, 2022 3:05
AM**List Price:** \$11**Orig list price:** \$11**Taxes:** \$38,977

Features

Building Area Units: Square
Feet**Business Type:**
Professional/Office**Existing Lease Type:** NNN**Utilities:** Public Water,
Private Sewer, Natural Gas
Available**Zoning Description:** Legal
Conforming

Remarks

Flex space available now. 3,925+/- square feet. Located conveniently off Littleton Road (Rte. 110) just before Kimball's Farm on the left coming from I-495.

667 Westminster St C

Fitchburg, MA 01420

MLS #72973577

\$10**ACTIVE** 4/28/22

Beds 0/0 Baths

Year Built 1900

Days on market: 38



Details

Prop Type: Commercial
Lease**County:** Worcester**Acres:** 1.14**Lot Size (sqft):** 49,658**List date:** 4/28/22**Updated:** May 27, 2022 7:52
AM**List Price:** \$10**Orig list price:** \$10**Taxes:** \$11,297

Features

Building Area Units: Square
Feet**Business Type:**
Professional/Office**Existing Lease Type:** NNN**Utilities:** Natural Gas
Available**Zoning Description:** Legal
Conforming

Remarks

Listen to the waterfall while you work!!! Fantastic opportunity to lease this freshly remodeled, bright office space in an impeccably clean and well maintained historic building— super close to Rt. 2!! Multiple offices, large conference room, kitchenette area....all energy efficient windows and LED lighting; plenty of parking, 2 restrooms, READY TO GO!

667 Westminster St C Fitchburg, MA 01420

MLS #72973577

\$10

ACTIVE 4/28/22

Beds 0/0 Baths

Year Built 1900

Days on market: 38



Lori Nery
Coastal Realty

140 Worcester-Providence Turnpike 3

Sutton, MA 01590

MLS #72986641

\$10**ACTIVE** 5/24/22

Beds 0/0 Baths

Year Built 1947

Days on market: 12



Details

Prop Type: Commercial
Lease**Acres:** 1.01
Lot Size (sqft): 43,995**List date:** 5/24/22
Updated: May 28, 2022 3:05
AM**List Price:** \$10
Orig list price: \$10**County:** Worcester

Features

Building Area Units: Square
Feet**Disclosures:** List Agent Is
Owner**Utilities:** Private Water,
Private Sewer**Business Type:** Commercial**Existing Lease Type:** NNN**Zoning Description:** Legal
Conforming

Remarks

Office space on Route 146. as well as basement storage or ware house space. Three units: 1,500 square feet, 1000 square feet and a 2300 square foot office or retail. Triple Net lease.

356 Manchaug Rd. Sutton, MA 01590

MLS #72964166**\$12****ACTIVE** 4/6/22**Beds 0/0 Baths****12,480 Sq. Ft.** (\$0 / sqft)**Year Built 1880****Days on market: 60**

Details

Prop Type: Commercial
Lease**Lot Size (sqft):** 39,639**List Price:** \$12**County:** Worcester**List date:** 4/6/22**Orig list price:** \$12**Acres:** 0.91**Updated:** Apr 11, 2022 3:05
AM**Taxes:** \$7,448

Features

Building Area Units: Square
Feet**Business Type:** Commercial**Existing Lease Type:** NNN**Zoning Description:** Other
(See Remarks)

Remarks

Versatile space consisting of 2 floors containing a total of 8,320 +/- sq ft. Suitable for retail, office and residential uses. 2.3 miles +/- from Rte 146. First Floor contains open space previously used as retail. Two overhead doors in place. Second floor contains large, open, center space with 7 rooms, 1 full and two half baths and kitchen. Previously used as residential space, but suitable for office and other uses. \$12/ sq ft plus utilities. Space may be subdivided. Additional basement space can be used for storage.

15 Kearney Square 3

Lowell, MA 01852

MLS #72927707

\$14**ACTIVE** 12/14/21

Beds 0/0 Baths

Year Built 1880

5,800 Sq. Ft. (\$0 / sqft)

Days on market: 173



Details

Prop Type: Commercial Lease**County:** Middlesex**Acres:** 0.02**Lot Size (sqft):** 871**List date:** 12/14/21**Updated:** Apr 20, 2022 1:09 PM**List Price:** \$14**Orig list price:** \$14**Taxes:** \$888

Features

Building Area Units: Square Feet**Business Type:** Commercial**Existing Lease Type:** NNN**Zoning Description:** Legal Conforming

Remarks

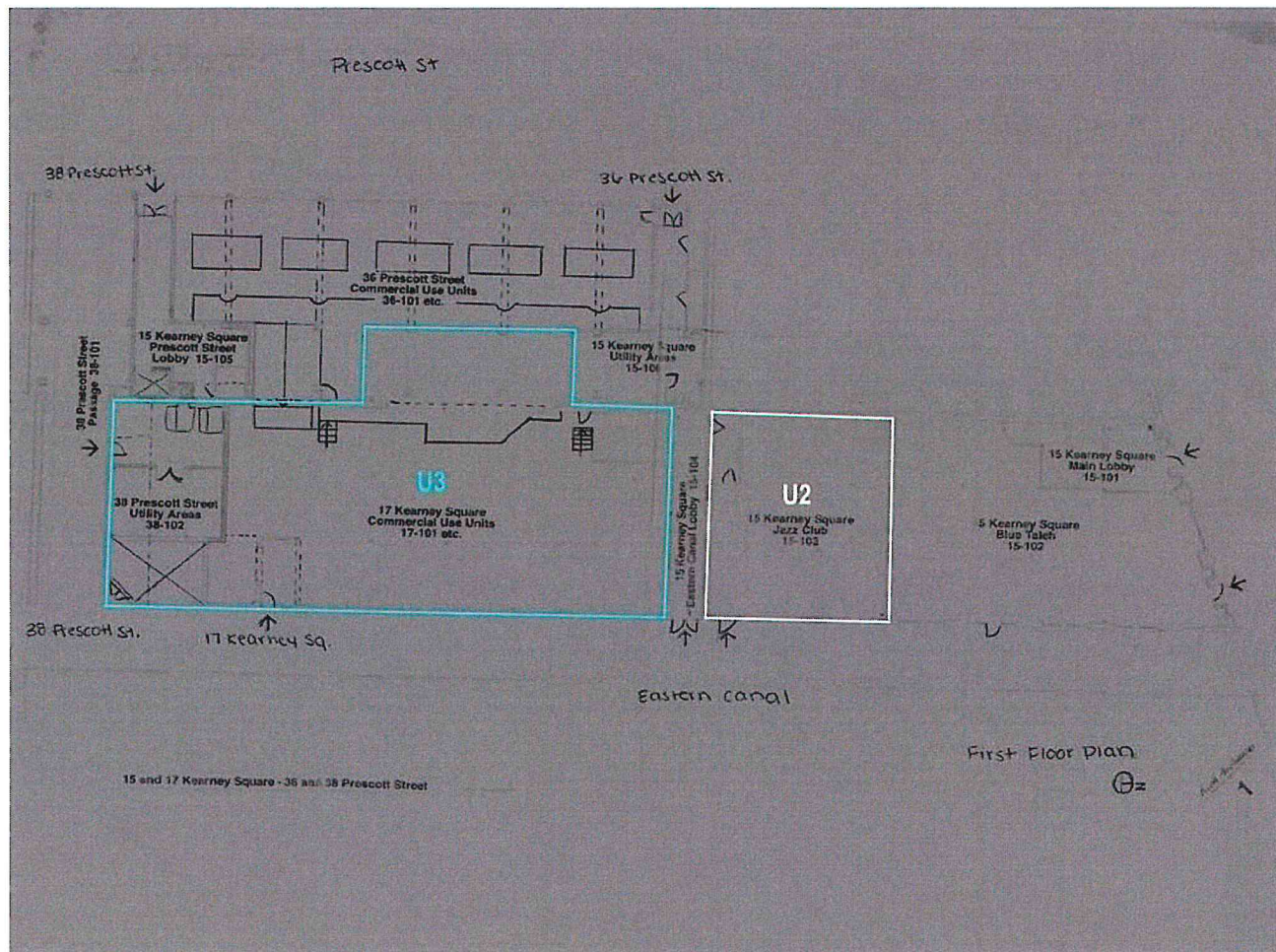
Commercial space for lease in a dynamic, new historical building redevelopment in Kearney Square, Downtown Lowell. 5,800 SF raw open space with very high ceilings. See concept design attached. Space overlooking the canal walk next to Middlesex Community College, UMass Lowell, Lowell Memorial Auditorium, and other downtown amenities and entertainment venues. Great visibility with tremendous foot traffic. Unit 3 - Clean slate, water, gas, venting already in unit. Electric already in unit. Electric: 480 V, 3 phase at 100 Amps. X 2. Already separated meters. The space can also be subdivided. All easements in place. Great for brewery. Has outside seating. 5,800+/- SF. See space concept designs attached. May be combined with the adjacent 1,800 SF currently built out as a bar with kitchenette (see MLS 72927703 for U:2).

Lori Nery
Coastal Realty

15 Kearney Square 3

Lowell, MA 01852

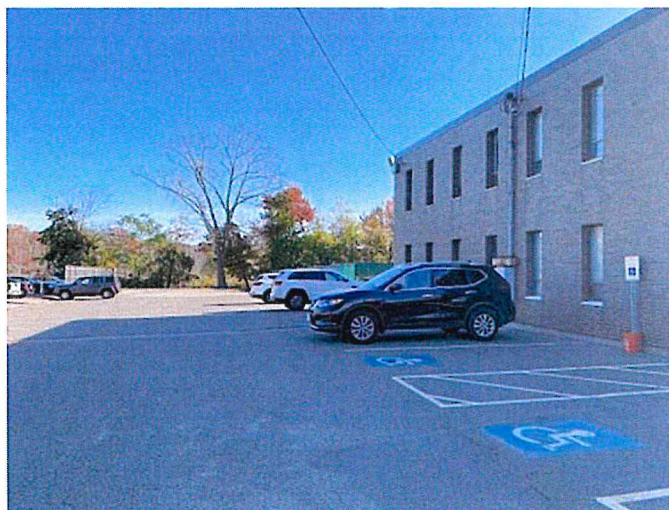
MLS #72927707

\$14**ACTIVE** 12/14/21Beds **0/0** BathsYear Built **1880****5,800** Sq. Ft. (\$0 / sqft)Days on market: **173**

58 Concord St

North Reading, MA 01864

MLS #72957337

\$12**ACTIVE** 3/24/22**Beds 0/0 Baths****Year Built 1985****9,600 Sq. Ft.** (\$0 / sqft)**Days on market: 73**

Details

Prop Type: Commercial
Lease**County:** Middlesex**Acres:** 1.42**Lot Size (sqft):** 61,855**List date:** 3/24/22**Updated:** May 30, 2022 12:36
PM**List Price:** \$12**Orig list price:** \$12**Taxes:** \$17,626

Features

Building Area Units: Square
Feet**Business Type:**
Professional/Office**Disclosures:** Age, Bk & Pg,
Conforming, Building Size
Not Exact.**Existing Lease Type:** NNN**Zoning Description:** Other
(See Remarks)

Remarks

9600+/-sf two story office building for lease. 4 restrooms, kitchen, 2 conference rooms, record storage room, shower, utility room, 17 private offices on the second floor, 5 price office on the first floor, ample on-site parking.

58 Concord St

North Reading, MA 01864

MLS #72957337

\$12

ACTIVE 3/24/22

Beds 0/0 Baths

Year Built 1985

9,600 Sq. Ft. (\$0 / sqft)

Days on market: 73



Lori Nery
Coastal Realty

33 Bassett Lane 3

Barnstable, MA 02601

MLS #72986242

\$14**ACTIVE** 5/23/22

Beds 0/0 Baths

Year Built 1985

Days on market: 13



Details

Prop Type: Commercial

Lease

County: Barnstable**Lot Size (sqft):****List date:** 5/23/22**Updated:** May 27, 2022 3:05 AM**List Price:** \$14**Orig list price:** \$14**Taxes:** \$9,999,999

Features

Building Area Units: Square Feet**Existing Lease Type:** NNN**Roof:** Metal**Zoning Description:** Legal Conforming**Business Type:** Commercial

Remarks

Lower level 3000+ SF in Hyannis Center. Great location, excellent opportunity. Bring or create your own business. Zoning Hyannis Village Business District. Separate entry. Tall ceiling. NNN lease. Call or text 6177851072. Permitted principal uses. Business and professional offices. Banks. Retail uses. Personal services establishments. Packaging and delivery services. Research and development facilities. Publishing and printing establishments. Restaurants. Health clubs. Movie theaters. Artist's lofts. Art galleries. Museums. Performing arts facilities. Educational institutions. Bed-and-breakfasts. Fraternal or social organizations. Hotels. Motels. Conference centers. Recreational establishments. Mixed use development

33 Bassett Lane 3 Barnstable, MA 02601

MLS #72986242

\$14

Beds **0/0** Baths

Year Built **1985**

ACTIVE 5/23/22

Days on market: **13**



107 Welby Rd

New Bedford, MA 02745

MLS #72963047**\$15****ACTIVE** 4/6/22**Beds 0/0 Baths****Year Built 1993****6,396 Sq. Ft.** (\$0 / sqft)**Days on market: 60**

Details

Prop Type: Commercial
Lease**County:** Bristol**Acres:** 1.46**Lot Size (sqft):** 63,597**List date:** 4/6/22**Updated:** Apr 10, 2022 3:05
AM**List Price:** \$15**Orig list price:** \$15**Taxes:** \$23,396

Features

Building Area Units: Square
Feet**Business Type:** Commercial**Existing Lease Type:** NNN
Roof: Asphalt/Composition
Shingles**Utilities:** Public Water, Public
Sewer**Zoning Description:** Other
(See Remarks)

Remarks

Great location with easy highway access. Very flexible owner. Property was formerly used as an Adult Daycare. Building has a kitchen, laundry set up and is handicap accessible. Rear addition has some fire damage. Seller Financing available. Option to lease - will build to suit. Please call for quotes.

107 Welby Rd

New Bedford, MA 02745

MLS #72963047

\$15

ACTIVE 4/6/22

Beds **0/0** Baths

Year Built **1993**

6,396 Sq. Ft. (\$0 / sqft)

Days on market: **60**



Lori Nery
Coastal Realty

55-57 N Main St 2000

Fall River, MA 02720

MLS #72929608

\$12**ACTIVE** 12/27/21

Beds 0/0 Baths

Year Built 1890

3,600 Sq. Ft. (\$0 / sqft)

Days on market: 160



Details

Prop Type: Commercial
Lease**County:** Bristol**Acres:** 0.33**Lot Size (sqft):** 14,374**List date:** 12/27/21**Updated:** Mar 12, 2022 1:07
PM**List Price:** \$12**Orig list price:** \$12**Taxes:** \$18,916

Features

Building Area Units: Square
Feet**Business Type:**
Professional/Office**Existing Lease Type:** NNN**Roof:** Tar/Gravel**Utilities:** Public Water**Zoning Description:** Legal
Non-Conforming

Remarks

Spectacular Space on 2nd Floor in central district of Fall River! Multiple Office spaces available 260, 690, 1036, 1600, 1726, 1860, 2000, 2550, and 3600 sqft. ready to lease Jan 2022 ! Route 195/79 access for Providence/Boston commuter and close proximity of courthouse, medical centers, restaurants government center, on bus line & 45 minutes drive to Green Airport. Ideal professional offices for professional/financial/engineering/technical/educational as well as medical usage. Professionally managed historic building. Property offers ample parking, elevator, 24 hr access. Call Today!

55-57 N Main St 2000

Fall River, MA 02720

MLS #72929608

\$12

ACTIVE 12/27/21

Beds 0/0 Baths
Year Built 1890

3,600 Sq. Ft. (\$0 / sqft)
Days on market: 160



Lori Nery
Coastal Realty

Suggested List Price

Analysis of the comparable properties suggests a list price of:

\$12
\$0 / sqft

Comparable Averages *per Status*

P 1 Active Under Contract

\$12 \$0 / sqft

30 Days on Market

A 17 Active

\$12 \$0 / sqft

ADJ ↑ \$13 \$0 / sqft

151 Days on Market

Additional Notes

The CMA is a side-by-side comparison of homes for sale and homes that have recently sold in the same neighborhood and price range. This information is further sorted by data fields such as single-family or condo, number of bedrooms, number of baths, postal codes, and many other factors. Its purpose is to show fair market value, based on what other buyers and sellers have determined through past sales, pending sales and homes recently put on the market.

LEASE MARKET VALUE FOR PROPERTY LOCATED AT 1213 PURCHASE ST, NEW BEDFORD, MA

The property consists of a mainly classified as (Institutional Master Plan) IMP-City Council with a 3 story General Office style building filed under tax exempt, based on federal and state government use.

According to the city of New Bedford assessor's record, the assessed values are \$262,800 in land value, \$3,272,500 in building value, total value = \$3,535,300. In a MUB zone.

The building was constructed in approximately 1898 having brick exterior with a rubber sheathing roof cover and heated with forced hot air by natural gas. The property has approximately 86973 square feet of living space, having 4 half baths, situated on a lot size of approximately 0.77 acres (33612 square feet) Approximately 16,000 square feet on the third-floor, being considered for current lease space.

To achieve a fair market value, I have researched similar properties in New Bedford and the surrounding area that have leased within the last year.

The average similar comparable properties leased for approximately \$10 to \$15 per square foot. My Opinion of Value is based on the subject property's condition, building and land size, pre-existing zoning, ideal location for consumers

Therefore My Opinion of Value of the fee simple estate as herein described is \$12 NNN.

Respectfully submitted,




Lori A. Nery, CBR, LMS, GRI, Broker, Vice President
The Nery Corporation d/b/a Coastal Realty
700 Pleasant Street, Suite 330
New Bedford, MA 02740
C: 508-736-2387
O: 508-990-9800
F: 508-990-4288

Email: lorinery@comcast.net
www.lorinerycoastalrealty.com

2012 REALTOR OF THE YEAR !..Greater New Bedford Association of Realtor's



About our Company

Coastal Commercial Real Estate Sales and Leasing, a division of the Nery Corporation is a Commercial Real Estate firm located in Downtown New Bedford, we service all areas in the SouthCoast, South Shore and Eastern Massachusetts including Cape Cod and the Islands and the entire state of Rhode Island.

Our Professional staff utilizes the latest technology and marketing research data to service your retail, office, Industrial Commercial Real Estate needs. We have extensive local market and area knowledge and access to a broad network of professionals to assist the Investor, Property Owner, Corporate Seller or Acquirer, Developers, Franchisee or Franchisors.

Our Professionals



2012 GREATER NEW BEDFORD ASSOCIATION OF REALTORS® - REALTOR® OF THE YEAR!

Lori A. Nery, CBR, LMS, GRI, Vice-President, is a full-time professional award winning Real Estate Broker. She is a UMASS Dartmouth Graduate with a Degree in Management and over 35 years of business experience and has achieved the Certified Buyer Representative, Loss Mitigation Specialist, Whale Historical House Specialist and Graduate Realtor Institute of Massachusetts designations.

Lori served as the 2011 President of the Greater New Bedford Association of Realtors and is a past member of the Board of Directors of the Massachusetts Association of Realtors. Ms. Nery leads our affiliated real estate companies, Coastal Realty and Coastal Commercial Real Estate Sales and Leasing, representing Sellers and Buyers of Residential, Commercial, Office and Industrial Real Estate. She has extensive experience in commercial and industrial property leasing, sales, valuations and consulting for commercial real estate projects.

Email: lorinery@comcast.net Cell: 508-736-2387

Richard Stang, Esq. – Commercial Sales/Leasing Broker



Richard E. Stang, Esq., Commercial Sales/Leasing Broker in MA and RI, has had a comprehensive career in commercial real estate.

He has sales and leasing experience along with legal, permitting, land use, environmental, engineering, management, and government relations service background.

He has been a successful entrepreneur, owning/founding companies in the energy, technology, insurance, and industrial manufacturing sectors. He also has an extensive background in planning and economic development, and has worked as a chief legal counsel and legislative liaison.

Richard earned his J.D. from the Boston University School of Law, Boston, MA. He is a Graduate of Rhode Island College, Providence, RI, where he earned his Bachelor of Arts degree. He is a member of the Massachusetts, Rhode Island and Florida Bar.

Richard lives in Westport, Massachusetts, with his family.

You will benefit from working with an experienced professional who will assist you with your real estate needs.

Email: r.stang@nerycorp.com Office: 508-990-4280



Our Professionals

Justin Grolley, CBI, Commercial Sales/Leasing Broker



Justin Grolley, CBI, Commercial Broker, is experienced in sales, marketing, information technology and finance. Mr. Grolley is a Graduate of Bryant University in Smithfield, Rhode Island. He earned a Bachelor's of Science Degree in Business Administration and also earned a Master of Business Administration, MBA Degree.

Justin has a broad business background working as a product marketing specialist, in client services, a product manager, and an account manager throughout his award-winning career. He is detail oriented, personable and knowledgeable. He enjoys assisting business owners and future business owners achieve their goals in a professional, confidential environment. Justin is a member of New England Business Brokers Association (NEBBA), Business Broker Affiliates of New England (BBANE) and the International Business Brokers Association (IBBA).

Justin enjoys skiing, golf and traveling and resides in New Bedford, MA.

Email: j.grolley@nerycorp.com Office: 508-990-4280

Joe A. Pinto - Commercial Sales/Leasing Broker



Joe A. Pinto is a full-time, licensed REALTOR® with a background in the education and hospitality industries. Joe is a member of the REALTOR® Association of Southeastern Massachusetts, the Massachusetts Association of REALTORS®, and the National Association of REALTORS®.

Fluent in both Spanish and Portuguese, Joe is an enthusiastic professional selling residential and commercial properties. He is also experienced in providing leasing services for apartments, condos, homes and commercial space in the New Bedford and greater South Coast area.

Joe is a graduate of Westfield State University, in Westfield, Massachusetts, where he earned his Bachelor of Science degree in Movement Science. Joe played goalie for the Westfield State Men's Soccer team. He now volunteers as a goalie coach for area youth soccer teams and for Fairhaven High School, where he also played.

Joe enjoys teaching his clients how to use modern tools to streamline their search for real estate opportunities. Similarly, his sellers and buyers appreciate his laser-focused dedication to meeting their goals.

Email: j.pinto@nerycorp.com Cell: 774-400-9532

Kevin A. Nery - CBB, CBI, M&AMI, President



Kevin A. Nery, CBB, CBI, M&AMI, President, has over 35 years of business experience in the areas of accounting, taxation, management, manufacturing, marketing and consulting. He has achieved the Certified Business Broker (CBB), Certified Business Intermediary (CBI) and Merger and Acquisitions Master Intermediary (M&AMI) professional designations. Mr. Nery is a Graduate of Fairleigh Dickinson University with a Degree in Accounting. As a professional business intermediary, he is able to utilize his personal and professional experiences in start-ups, buying, selling, and owning his own companies.

Mr. Nery has held positions in banking, manufacturing, with CPA firms and a retail corporation prior to founding the firm in 2000. Over the years, Mr. Nery has valued and sold over 100 businesses. He has extensive knowledge of business sales, mergers, acquisitions, business valuations and Commercial Real Estate. Mr. Nery is affiliated nationally with The International Business Brokers Association, The M & A Source, and The National Equipment Business Brokers Institute, The Business Brokers Affiliates of New England (BBANE) and is on the Board of Directors as the organization's Secretary. Kevin currently serves on the Board of Directors of the New England Business Brokers Association (NEBBA) and is the organization's Treasurer.

Email: k.nery@nerycorp.com Office: 508-990-4280



Top Ten Reasons to Select Us

Results - A proven record of successfully completing sales and leasing transactions.

Experience - Our firm's professional staff has many years of experience and also takes part in up to date training and continuing educational courses.

Marketing - In addition to exposure on internet web sites such as Loopnet, CoStar and MLS Commercial, we also operate within a vast network of Commercial Real Estate Brokers, Investors, Lenders, Accountants, Attorneys, Financial Advisors etc. This enables us to effectively connect with decision makers in the marketplace.

Advertising - In addition to the internet, we reach out through print advertising, direct mail and our own proprietary data base of Buyers and Investors.

Presentation - We create professional informational data sheets on all opportunities and a Confidential Memorandum Book for Investors.

National Network - Your opportunity will be presented to Buyer's/ Investors at the local, regional and national/international levels.

Confidentiality - If needed, you will be protected throughout the process.

Our Network - Our companies work in a very active business environment, interacting on a daily basis with business owners, company presidents, CEOs etc. which provides effective networking utilizing all our resources.

Professional Network - Over the years we have established an excellent reputation amongst professionals and government officials and have their mutual respect and admiration.

Co-ordination - We manage and control the entire process, from start to finish.

BBB Business Review

Overview

BBB Accreditation

Complaints

Customer Reviews

Request a Quote

BBB ACCREDITED BUSINESS SINCE 9/18/2000

The Nery Corporation

Phone: (508) 990-9800

Fax: (508) 990-4288

700 Pleasant Street, Suite 330, New Bedford, MA 02740

nery.corp@nerycorp.com

[View Additional Email Addresses](#)

<http://www.nerycorp.com>

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On a scale of A+ to F

[Reason for Rating](#)

[BBB Ratings System Overview](#)

17

Years!

Congratulations!

*For your commitment to
integrity and customer service.*



The Nery Corporation
9/18/2000

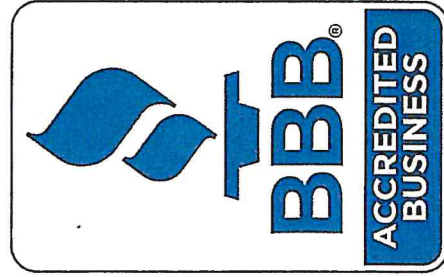


Thank you for your leadership!

Better Business Bureau® Certificate of Accreditation

The Nery Corporation

BBB Accredited since 9/18/2000,
meets all BBB Accreditation Standards and supports
the principles of BBB which include ethical business
practices, honesty, integrity, reliability and trust.



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Authorized By: Kevin J. Sanders

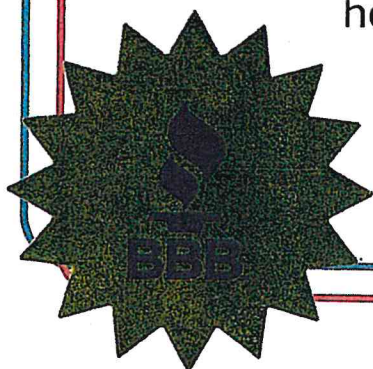
Kevin J. Sanders, President and CEO

Better Business Bureau®
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Certificate of Achievement



BBB recognizes
The Nery Corporation
for 10 years of commitment to
honesty, integrity, ethics and trust.



Kevin J. Sanders

Kevin J. Sanders
President & CEO
9/9/2010

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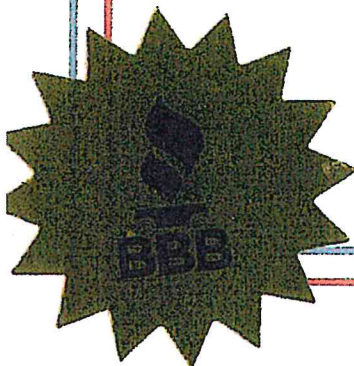
The Nery Corporation

BBB Accredited since 9/18/2000,
meets all BBB Accreditation Standards and supports the
principals of BBB which include ethical business practices,
honesty, integrity, reliability and trust.

A handwritten signature in black ink, reading "Kevin J. Sanders".

Kevin J. Sanders
President & CEO
08/12/2008

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Better Business Bureau®
Start With Trust®

Certificate of No Complaints and No Negative Customer Reviews



As of August 23, 2017,
The Nery Corporation

has not received a single customer complaint and has not received a
negative customer review within BBB's reporting period of 36 months.

BBB Accredited since 9/18/2000.



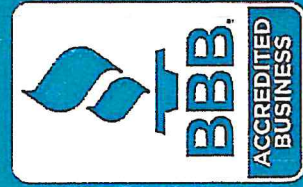
A handwritten signature in black ink, reading "Kevin J. Sanders".

Kevin J. Sanders, President & CEO

bbb.org



Thank you for
your leadership.



CERTIFICATE OF ACHIEVEMENT

For your commitment to integrity
and customer service.

The Nery Corporation

Accredited Since: 09/18/2000

A handwritten signature in black ink, reading "Kevin J. Sanders". The signature is written in a cursive style with a long horizontal line extending from the end.

Kevin J. Sanders, President & CEO
9/1/2020