

SOLD BY COMMERCIAL BLACK

1723 SW Taylor - Portland Oregon - **Goose Hollow - Providence Park**

Sales Price: \$650,000

Market: Investor

Built: 1906

Purchased: 2003

Land: +/- 2,500 SF

Building Size: +/- 5,000 SF

Zoning: CS



Commercial Black brokered this Investment/ Development sales transaction in 2003.

This property was sold to a developer as an investment with plans for new construction in the future.

This is a two story warehouse / office building located across 18th Street from Providence Park (Portland Timbers Field).

The original basis for this acquisition was \$130.00 per square foot (building). This property is worth over \$250.00 per building square foot in today's market.

The margin of a \$120.00 building square foot of \$600,000 in value.

The underlying land value places the overall value much higher.