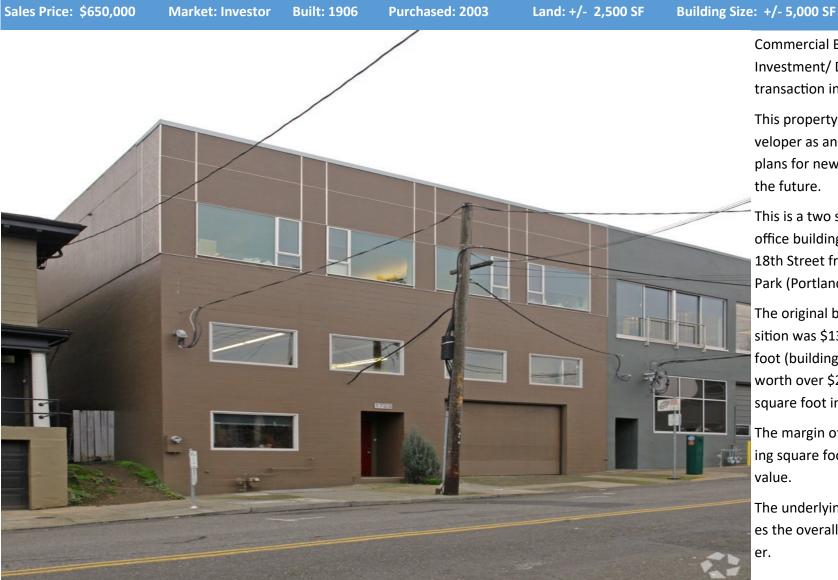
## SOLD BY COMMERCIAL BLACK

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



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

**Zoning: CS** 

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 todays 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.