

SOLD BY COMMERCIAL BLACK

211 SE Madison Street - Portland Oregon 97214 **Buckman - Central Eastside Industrial District**

Price: \$1,050,000.00

Market: User

Built: 1923

Acquired: 2010

Land: +/- 10,000 SF

Building: +/- 20,000 SF

Buckman



Commercial Black brokered this transaction in 2010. Property is a 20,000 SF industrial building built in 1923 on a 1.13 acre lot.

The buyer is an owner/user dba Portland Store Fixtures whose business purchases 2nd hand retail store fixtures.

They purchased the property as an existing tenant and will continue to occupy roughly half of the building while leasing the other half to another existing tenant.

\$1,050,000.00 (100% Leveraged) @ 5.00% over 25 year AM = \$6,138 per month P&I (NNN). Divided by the 20,000 SF = \$.31 per SF compared to \$1.00 PSF 2017 Rental Average.

This property is located in East Portland - Close In Eastside Industrial - Portland Oregon.