

## SOLD BY COMMERCIAL BLACK

4540 SE Milwaukie Avenue - Portland Oregon - 97202 - **West Moreland - Brooklyn**

Price: \$1,550,000.00    Market: Developer    Acquired: 2017    Land; +/- 11,000 SF    Zoning: GC    Price Per SF: \$85.00    Brooklyn



Commercial Black brokered this transaction in 2017 and represented both the buyer and the Seller.

The sellers family had owned this property for fifty (50) years and no longer had need of it.

After helping them consider the potential equity, evaluate the tax consequence with their CPA, and contemplated timelines and costs relating to the zoning and ordinance changes, we went to market and generated an offer at asking price.

Construction on this 39 unit complex (sample rendering) with retail on the ground floor will be complete in late 2017 or early 2018.

The new building is located on a, 11,000 SF general commercial zoned lot in the West Moreland / Brooklyn Neighborhood of SE Portland Oregon.