

SOLD BY COMMERCIAL BLACK

5474 NE Sandy Boulevard, Portland, Oregon - 97232 - **ROSE CITY PARK**

Sales Price: \$1,350,000.00 Market: User Built: 1931 Purchased: 2015 Land: +/- 32,718 SF Building: +/- 5,854 SF Rose City Park



CB sold Clyde's Prime Rib restaurant in Portland Rose City Park and Hollywood Neighborhoods.

The Buyer intends to continue operating the restaurant and has made a capital investment into the property.

The appreciation in land value has not been seen perhaps ever. At the current value in 2017 this property is worth \$85.00 to \$120 per SF, placing its value in the range of \$2,700,000 - \$3,500,000.00.

Since 2015, the land value margin over the buyer acquisition ranges between \$1,250,000 and \$2,000,000 or more.

Clyde's is a local landmark when it originally housed the infamous Coon Chicken Inn restaurant.

This property is located just east of Hollywood in Rose City Park— NE Portland Oregon.



Clyde's **PRIME RIB**
Since 1955