

SOLD BY COMMERCIAL BLACK

8600 SW St. Helens Drive Wilsonville, Oregon 97070

Year Built: 1978

Price: \$765,000

Land : +/- 33,541 SF

Building: +/- 7,000 SF

Cost Per Building SF: \$111

Cost Per Land SF: \$23



Commercial Black brokered this owner user office / warehouse building transaction in 2002.

Stand alone buildings like this in the 5,000 - 25,000 SF range are almost always in demand for small business headquarters.

This building is located in North Wilsonville near the Mercedes Benz dealership.

Title Panel (Concrete) construction. Split 2,500 SF for office and 4,500 SF of ware house.

Analyzing the property financially: 100% Leveraged (\$765,000) at 5.00% over a 25 year Am Schedule the monthly P&I is \$4,500.00. Dividing this value by the 7,000 SF yields a blended lease rate (NNN) equivalent of \$.64 per SF. The margin created in this market would be roughly \$10.00 per square annually.