

SOLD BY COMMERCIAL BLACK

9520 SW Beaverton Hillsdale Hwy - Beaverton Oregon

Sales Price: \$550,000

Market: User

Purchased: 2005

Land: +/- 13,000 SF

Building Size: +/- 3,300 SF

Price Per SF: \$167.00

Ratio: 3/1



Commercial Black brokered this owner user transaction in 2005.

This property on BH Highway was remodeled in 2005 once the property was purchased.

Small, stand alone properties along this corridor rarely come available for sale. High demand product combined with a low barrier of entry price point: for example \$550,000 versus \$2,500,000 drive the price per square foot higher.

This property was purchase by an owner user for approximately \$167.00 per SF in 2005.

Fully leveraged on a 25 year amortization at 5.00% this buildings cost to own per square foot of \$14.00 P&I is still a better value than leasing when considering after tax value.

This is a corner lot located just west of Jesuit High School on a high traffic count corridor.