

SOLD BY COMMERCIAL BLACK

9550 SW Beaverton Hillsdale Hwy - Beaverton Oregon

Sales Price: \$900,000

Market: User

Purchased: 2009

Land: +/- 11,700 SF

Building Size: +/- 3,200 SF

Price Per SF: \$281.00

Ratio: 3/1



Commercial Black brokered this investment sales transaction in 2009.

This property on BH Highway was remodeled in 2005.

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 \$900,000 versus \$2,500,000 drive the price per square foot higher.

This property was purchase by an owner user for approximately \$280.00 per SF in 2009.

This property could sell for \$325.00 per square foot in todays market.

A \$50 per building square foot margin equates to approximately \$160,000.00 in building value.

Fully leveraged on a 25 year amortization at 5.00% this buildings cost to own per square foot of \$19.00 P&I is still a better value than leasing when