


**John Gibson** ✉  [Update Profile](#)

**Principal Broker, Commercial Black LLC** 

623 NE 23rd Ave  
Portland, OR 97232  
(503) 860-3267 (phone)

overview

transactions

associates

locations

map

property view

map view

Type: **Sale** ▼

Total Transactions: 191

◀ previous | next ▶

Page 1 of 10 go

sold date	sold price	price/SF
12/10/2021	\$1,700,000	\$680.00
12/3/2021	\$2,225,000	\$280.16
11/15/2021	\$1,200,000	\$533.33
9/14/2021	\$1,620,000	\$430.85
8/20/2021	\$1,600,000	\$96.19
8/3/2021	\$1,460,000	\$335.17
8/3/2021	\$1,000,000	\$243.90
7/23/2021	\$1,475,000	\$521.94
6/25/2021	\$3,010,000	\$120.40
3/2/2021	\$1,250,000	\$143.35
2/25/2021	\$1,250,000	\$819.67
1/27/2021	\$650,000	\$200.74
11/24/2020	\$1,040,000	\$279.95
10/21/2020	\$10,550,000	\$253.79


◀ previous | 1 of 191 | next ▶

**511-517 NW 21st Ave**  
NW Close-In  
Portland, OR 97209




Sold Price: **\$1,700,000**  
Price/SF: **\$680.00**  
Sold Date: **12/10/2021**

Actual Cap Rate: -

Seller Broker Company: **Commercial Black LLC** 

Seller Broker: **John Gibson (503) 860-3267** ✉

Buyer Broker Company: **Commercial Black LLC** 

Buyer Broker: **John Gibson (503) 860-3267** ✉

Sale Type: -

Recorded Seller: **Alphabet District Props Llc**

**Alphabet District Props Llc**

Recorded Buyer: **Kitchen Fire Llc**

True Seller: **Kathleen Bennett**

True Seller Contact: **Kathleen Bennett (808) 220-8933**



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# COMMERCIAL BLACK

For Sale - SE Portland Owner User Building \$1,700,000.00  
8351 SE Hawthorne Blvd - Portland Oregon 97215



Maximizing Value with Market Knowledge

For Sale - Owner User Building w/ Income \$2,225,000.00  
4840 NE Sandy Boulevard Portland, Oregon 97215



Maximizing Value with Market Knowledge

For Sale / Lease Option / Seller Carry - SE Portland Owner User Building \$2,200,000.00  
7131 - 7145 NE Glisan Street Portland Oregon 97218



Maximizing Value with Market Knowledge

## SOLD BY Commercial Black

2232 SE Clinton Street Portland Oregon 97202

**Hosford Abernethy**

Price: \$1,475,000 Market: Owner User Year: 1993 Acquired: 2021 Land: +/- 6,260 SF Building: +/- 2,106 SF



SOLD 2021

Maximizing Value with Market Knowledge

Commercial Black brokered this transaction in 2021.  
This SE Clinton Street property was sold to an owner user.  
The Buyer had been in a leasehold agreement in NE Portland but wanted to purchase and own their real estate.  
Commercial Black structured the sale of this fully remodeled building with off-street parking for \$521.00 per SF.  
This was a unique opportunity to purchase a property that had gone through the arduous City process for permitting and construction. It was delivered move in ready.  
Super contemporary design and remodel.  
This property is located in the Hosford Abernethy Neighborhood—SE Portland Oregon.

## SOLD BY Commercial Black

5222—5232 NE Sacramento Street Portland Oregon 97213

**Rose City Park**

Price: \$1,250,000 Market: Owner User Year: 1916 Acquired: 2021 Land: +/- 10,019 SF Building: +/- 8,720 SF Cost PSF: \$143



SOLD 2021

Maximizing Value with Market Knowledge

Commercial Black brokered this transaction in 2021.  
This NE was sold to an owner user.  
Commercial Black structured the sale of this building for \$143.00 per SF.  
The base cost of occupancy for this building in-shell condition is as follows: \$1,250,000—10% down payment using an interest rate of 4.50% and an amortization schedule of 25 years the annual principal and interest payment is \$75,000.  
Dividing this by the building square footage comes to \$8.61 per PSF (NNN equivalent) for the shell cost. The leasing market is roughly \$11.00 PSF NNN.  
This creates a positive margin for the buyer above the current leasing market.  
This building is located in the Rose City Park neighborhood, NE Portland.

## TENURED BROKERAGE SOLUTIONS



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