

SOLD BY COMMERCIAL BLACK

5216 - 5222 NE Sandy Boulevard Portland, Oregon - 97213 - **HOLLYWOOD**

Price: \$775,000.00

Market: Owner User

Year Built: 1912

Year Sold: 2017

Zoning: CS

Lot Size: 1,600 SF

RBA: 4,000 SF



In late 2017 we sold this 2 story building at 52nd and NE Sandy Blvd (East Hollywood) to an owner user.

The property is wood frame construction so it had a better seismic rating than unreinforced masonry.

The building was purchase for \$775,000. An extensive plan for navigating a change in use and occupancy was completed after 10 months of working with the City of Portland.

After an investment of \$500,000 the cost to own this property (P&I) per square foot is \$20.00 (NNN). This rate is still below market for an essentially new building.