

## SOLD BY COMMERCIAL BLACK

### 6454 N Greeley - Kenton - N Portland Oregon

Price: \$500,000

Market: User

Acquired: 2015

Land: +/- 6,000 SF

Building: +/- 5,900 SF

Per SF: \$85

Built: 1919



Commercial Black brokered this owner user transaction in 2015 and represented both the buyer and the seller.

This building was used for an auto related business and has really good street appeal from Rosa Parks Blvd at N Greeley.

The building is situated on a 6,000 SF commercial lot which in today's market is worth +/- \$ 85.00 per SF just for the land. This would put the price of the land at +/- \$500,000 creating +/- which is what the buyer paid for the building back in 2015.

We structured a note secured against the building by a trust deed at 6.00% for the seller who did not want to incur the entire long term capital gain tax all at once.

The full service cost to own this building is roughly \$16.00 per square foot. Low barrier of entry value on this purchase.