

## SOLD BY COMMERCIAL BLACK

17575 SW TV Hwy - **Beaverton Oregon**

Sales Price: \$925,000

Market: User

Purchased: 2003

Building: +/- 9,260 SF

Land: +/- 25,00 SF

Price Per SF: \$100

Built: 2006



Commercial Black brokered this owner user transaction in 2007. We represented both the buyer and the seller.

This building was sold to an owner user but at the same time the building was producing good cash flow from existing tenancies that helped offset the buyers mortgage payments. Lowered the cost of occupancy per square foot to \$7.50 full service, before the tax deductions provided to owners.

The Landlord had operated his business out of this facility for ten years and sold the building to retire.

The value of this building in todays market would be +/- \$ 1.5 MM creating an appreciation gain of \$550,000.

There are multiple benefits to investing in real estate.