

SOLD BY COMMERCIAL BLACK

18670 Willamette Drive, West Linn, OR - **Lake Oswego/West Linn Submarket**

Sales Price: \$1,000,000.00

Market: Owner User

Built: 1976

Purchased: 2021

Land: +/- 9,356 SF

Building Size: +/- 4,100 SF



Commercial Black brokered this transaction in 2021. This property was sold to an investor with the cash flow in place and a lease back from the seller.

This was an investment sale and the property was 90% leased at the time of sale.

The property has grade level on both sides and 17 parking stalls.

The income at closing was \$52,800.00 per year.

The cap rate at closing was 5.03%

The investor / purchaser is a local investor.

The building is a two story wood frame structure that was original built in 1976.

Easement in place for the rear lot to access.