

SOLD BY COMMERCIAL BLACK

2422 SE Hawthorne - Portland Oregon -

Colonial Heights / Hawthorne District

Sales Price: \$1,620,000

Market: User

Built: 1955

Purchased: 2021

Land: +/- 8,700 SF

Building Size: +/- 3,760 SF

Zoning: CS



Commercial Black brokered this owner user sales transaction in 2022.

This property is located in the Colonial Heights—Hawthorne District.

This is a single story retail building with a neighborhood restaurant and bar tenant.

This property was purchase by an owner user for approximately \$430.00 per SF in 2022.

The owner user metric is:
 $\$1,620,000 - 10\% =$
 $\$1,458,000$ over 25 years at
 $5.00\% = \$8,523.40$ per month
P&I / (NNN) or \$27.20.

Compare to lease rates of \$33.00 PSF the cost to own from a mortgage standpoint is a big savings from leasing.