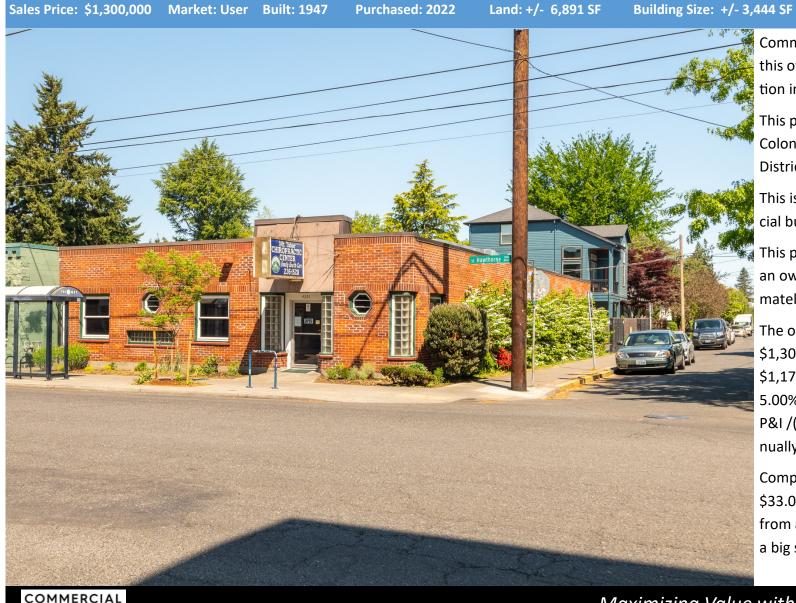
SOLD BY COMMERCIAL BLACK

BLACK

4351 SE Hawthorne - Portland Oregon -

Colonial Heights / Hawthorne District



Commercial Black brokered this owner user sales transaction in 2022.

Zoning: CS

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

This is a single story commercial building.

This property was purchase by an owner user for approximately \$377.00 per SF in 2022.

The owner user metric is: \$1,300,000—10% = \$1,170,000 over 25 years at 5.00% = \$6,840 per month P&I /(NNN) or \$23.83 PSF annually.

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

Maximizing Value with Market Knowledge