

SOLD BY COMMERCIAL BLACK

4351 SE Hawthorne - Portland Oregon -

Colonial Heights / Hawthorne District

Sales Price: \$1,300,000

Market: User

Built: 1947

Purchased: 2022

Land: +/- 6,891 SF

Building Size: +/- 3,444 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 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.

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Maximizing Value with Market Knowledge