



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1125 SE Division Street Portland, Oregon 97202



CLIENT SUCCESS STORY

Sale Price: \$2,945,000 | **Building Size:** 12,896 SF | **Land Size:** 13,068 SF | **Price per SF:** \$228.73 | **Buyer Type:** Investor/User | **Year Sold:** 2015



Commercial Black brokered this transaction in 2015 for the sale of a 12,896 SF retail / office building. The Sellers were a foursome of local business owners who decided to invest in an older produce warehouse at SE Division Street at SE 12th Avenue in Hosford Abernethy.

This sale was to an owner user that paid cash. If leveraged on a 90% for 25 years / call in 10 - this property averages \$13.71 Per SF of Debt. Compare to the NNN average lease rate of \$25.00 per SF. Creating a margin of over \$12.00 per SF in the first 2 years.

COMMERCIAL
BLACK

COMMERCIAL BLACK
BROKERAGE SERVICES

Portland, OR, 97205
2393 SW Park Pl. Suite 110
COMMERCIALBLACK.COM



John Gibson

Principal Broker



503-860-3267 *DIRECT*



John.gibson@commercialblack.com

Maximizing Value with
Market Knowledge

