



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1305 NW 18th Avenue Portland, Oregon 97209



Sale Price:
\$1,150,000



Building Size:
5,949 SF



Land Size:
5,000 SF



Price per SF:
\$193.00



Buyer Type:
Owner/User



Year Sold:
2015



CLIENT SUCCESS STORY

Commercial Black brokered the sales transactions for this property in Slabtown Nob Hill known as the Mascord Design Center back in 2009.

We structured a sale leaseback where the seller sold the property for \$1,150,000.00 or \$193.00 per square foot to an investor who had plans to occupy the building but not immediately.

The seller needed to lease back for a period to three (3) years in order to downsize and relocate his business. Both parties were happy with the transaction structure since it met both of their economic and business needs.

We structured the lease and the sale contracts simultaneously and closed the sale once the buyer secured their financing.

The sale / leaseback structure yielded a 9.00% cap rate in 2009. This property is located in NW Portland, famous Slab Town—Nob Hill District.

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Maximizing Value with
Market Knowledge

