



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1617-1628 NW 14th Avenue Portland, Oregon 97003



Sale Price:
\$3,300,000



Building Size:
24,109 SF



Land Size:
29,000 SF



Price per SF:
\$136.00



Buyer Type:
Investor



Year Sold:
2011



CLIENT SUCCESS STORY

Commercial Black brokered this investment sales transaction in 2011.

This property in Portland's Pearl District was renovated and converted from warehouse Industrial into Office and Storefronts.

The exposed timbers & new window lines pays homage to the past industrial usage of this building and this district.

This property was purchased by an for approximately \$136.00 per SF in 2011. This property could sell for \$325.00 per square foot in today's market. A \$185 per building square foot margin equates to approximately \$4,000,000.00 in gain over a 6 year period.

Compounded annually from the initial \$3,300,000 investment results in a 20% year over year increase in value.

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*Maximizing Value with
Market Knowledge*

