



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1723 SW Taylor Street Portland, Oregon 97205



CLIENT SUCCESS STORY



Sale Price:
\$650,000



Building Size:
5,000 SF



Land Size:
2,500 SF



Price per SF:
\$250.00



Buyer Type:
Investor



Year Sold:
2003



Commercial Black brokered this Investment / Development sales transaction in 2003.

This property was sold to a developer as an investment with plans for new construction in the future.

This is a two-story warehouse / office building located across 18th Street from Providence Park (Portland Timbers Field).

The original basis for this acquisition was \$130.00 per square foot (building). This property is worth over \$250.00 per building square foot in today's market. The margin of a \$120.00 building square foot of \$600,000 in value. The underlying land value places the overall value much higher.

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Maximizing Value with
Market Knowledge

