



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

20500 SW Baseline Road Beaverton, Oregon 97006



CLIENT SUCCESS STORY

Sale Price: \$1,250,000 | **Building Size:** 13,138 SF | **Land Size:** 35,000 SF | **Price per SF:** \$95.00 | **Buyer Type:** Investor | **Year Sold:** 2003



Commercial Black represented the buyer and the seller in this 2003 transaction where the selling estate sold 3 different land parcels in West Beaverton that were eventually developed into a retail center. When sold in 2003 the land was priced at \$1,250,000.00 or approximately \$35.00 per square foot.

The total cost of construction (Hard and Soft) for this facility was \$135.00 at the time including land.

This center is worth +/- \$250.00 per square foot in today's market creating a margin or gain of approximately \$125.00 per square foot.

This gain equates to approximately \$1,250,000 in today's market value. The developer and owner is a local restaurant owner and business owner. He has been involved in the West Metro area since immigrating in the 70's.

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Maximizing Value with
Market Knowledge

