



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

211 SE Madison Street Portland, Oregon 97214



Sale Price:
\$1,050,000



Building Size:
20,000 SF



Land Size:
10,000 SF



Price per SF:
\$52.50



Buyer Type:
Owner/User



Year Sold:
2010



CLIENT SUCCESS STORY

Commercial Black brokered this transaction in 2010. Property is a 20,000 SF industrial building built in 1923 on a 1.13 acre lot.

The buyer is an owner/user dba Portland Store Fixtures whose business purchases 2nd hand retail store fixtures.

They purchased the property as an existing tenant and will continue to occupy roughly half of the building while leasing the other half to another existing tenant.

\$1,050,000.00 (100% Leveraged) @ 5.00% over 25 year AM = \$6,138 per month P&I (NNN). Divided by the 20,000 SF = \$.31 per SF compared to \$1.00 PSF 2017 Rental Average.

This property is located in East Portland - Close In Eastside Industrial - Portland Oregon.

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

