



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

1133 SE 82nd Avenue Portland, Oregon 97215



Sale Price:
\$1,825,000



Building Size:
11,233 SF



Land Size:
28,965 SF



Price per SF:
\$162.46



Buyer Type:
Owner/User



Year Sold:
2018



CLIENT SUCCESS STORY

Commercial Black brokered this transaction in 2018. This property was sold to an owner user, looking to have a centralized showroom and retail location to target customers in both Oregon and Washington. In addition to owning a smaller retail building in NE Portland, the Buyer also was leasing space to stock product in Portland.

Faced with a lease renewal at increased rates, he looked to a purchase option. Equivalent cost of occupancy (factoring \$100,000 of improvements to the space): \$1,925,000 at 5.00% (SBA) interest amortized over a 25-year period is equivalent to \$10.82 PSF cost for a 11,233 SF building. This was a beneficial move for the Buyer and key to expanding his business and real estate holdings.

Multiple exit strategies are available to owners occupants of real estate.

This property is located in the Montavilla neighborhood—SE Portland, Oregon.

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Maximizing Value with
Market Knowledge

