



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

17575 SW TV Highway Beaverton, Oregon 97006



Sale Price:
\$925,000



Building Size:
9,260 SF



Land Size:
25,000 SF



Price per SF:
\$100.00



Buyer Type:
Owner/User



Year Sold:
2003



CLIENT SUCCESS STORY

Commercial Black brokered this owner user transaction in 2007. We represented both the buyer and the seller.

This building was sold to an owner user but at the same time the building was producing good cash flow from existing tenancies that helped offset the buyers mortgage payments. Lowered the cost of occupancy per square foot to \$7.50 full service, before the tax deductions provided to owners.

The Landlord had operated his business out of this facility for ten years and sold the building to retire.

The value of this building in today's market would be +/- \$1.5 MM creating an appreciation gain of \$550,000. There are multiple benefits to investing in real estate.

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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

