



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

110 SE Main Street Portland, Oregon 97214



Sale Price:
\$3,900,000



Building Size:
16,487 SF



Land Size:
10,000 SF



Price per SF:
\$267.00



Buyer Type:
Owner/User



Year Sold:
2019

GREENWORKS



CLIENT SUCCESS STORY

Commercial Black brokered this transaction in 2019. In 2007 Commercial Black represented the buyer in a lease option to purchase transaction. In 2019 the sale transaction was more complex and nuanced.

\$267.00 Per square foot is the highest price paid for industrial property over 10,000 SF in this area for 2019.

The breakdown: \$3,900,000 sales price. Less \$400,000 down leaving a balance of \$3,500,000.

The seller carried financing for \$3,500,000 in the form of a note secured by a second deed of trust.

The seller allowed for bank financing in the first position for \$2,000,000. The buyer brought the \$400,000 down plus an additional \$1,500,000 in equity for a total remodel and project cost of \$7,400,000.

The seller retained redemption rights in the event of a buyer default.

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

