



COMMERCIAL BLACK
BROKERAGE SERVICES

SOLD TRANSACTION

18670 Willamette Drive Lake Oswego, Oregon 97068



CLIENT SUCCESS STORY

\$ Sale Price: **\$1,000,000** | **Building Size:** **4,100 SF** | **Land Size:** **23,552 SF** | **Price per SF:** **\$244.00** | **Buyer Type:** **Owner/User** | **Year Sold:** **2021**



Commercial Black brokered this transaction in 2021. This property was sold to an investor with the cash flow in place and a lease back from the seller. This was an investment sale and the property was 90% leased at the time of sale.

The property has grade level on both sides and 17 parking stalls. The income at closing was \$52,800.00 per year.

The cap rate at closing was 5.03%. The investor / purchaser is a local investor.

The building is a two story wood frame structure that was original built in 1976. Easement in place for the rear lot to access.

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Maximizing Value with
Market Knowledge

