

SOLD BY COMMERCIAL BLACK

4723-4739 SE Hawthorne Boulevard - **Jicavas Chocolate Building** - **Sunnyside**

Sales Price: \$1,300,000.00

Market: User Built: 1948

Purchased: 2025

Land: +/- 10,852 SF

Building Size: +/- 9,552 SF

Per SF: \$135.00



Commercial Black brokered this transaction in 2025 representing the buyer.

This property was known for decades as a local landmark for JaCivas Chocolates and wedding cakes Building.

This sales transaction was structured on an installment sale where the buyer put down 20% and the seller carried the balance in form of a promissory note secured by a first deed of trust.

The terms were principal and interest payments at 6.00% carried over a 20 year amortization with a balloon payment due and payable in seven years.

The buyer plans to occupy a portion of the building and lease the balance out.

This property is located on Hawthorne Boulevard in the Sunnyside Neighborhood of Portland Oregon.