

**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.

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*Maximizing Value with Market Knowledge*