

OUTSTANDING OWNER/USER OPPORTUNITY

12700 SW Pacific Highway | Tigard, OR 97223

FOR SALE

SALE PRICE REDUCED



POSSIBLE LEASE-TO-OWN FINANCING AVAILABLE

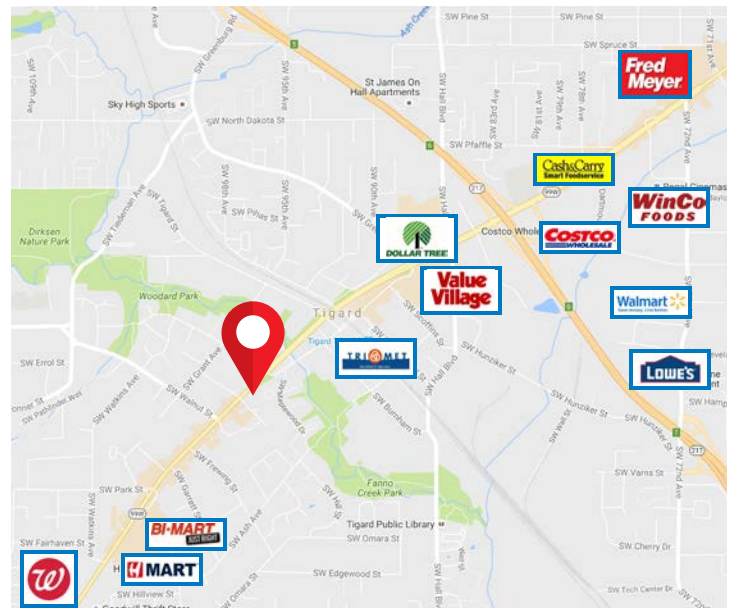
OWNER/USER BUILDING AVAILABLE FOR SALE

DETAILS

- Sale price: ~~\$1,475,000~~ **\$1,300,000**
- Building area: ± 2,340 SF
- Land area: ± 0.32 AC (± 13,939 SF)
- Zoning: MU-CBD, Tigard

FEATURES

- Great visibility along Pacific Hwy (99W)
- ± 1,000 SF of updated office amenities
- ± 1,300 SF of refurbished warehouse
- Yard opportunity to park box trucks, or to add an additional building or storage shed
- Easy access to Hwy 217 and I-5
- Less than 1/2 mile to TriMet WES Commuter Rail



08.16.2024

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR
503.225.8431
ScottF@norris-stevens.com

NICK CHESSAR
503.225.8469
NickC@norris-stevens.com

Norris & Stevens

INVESTMENT REAL ESTATE SERVICES



Information contained herein has been obtained from others and considered to be reliable; however, a prospective purchaser or lessee is expected to verify all information to their own satisfaction.

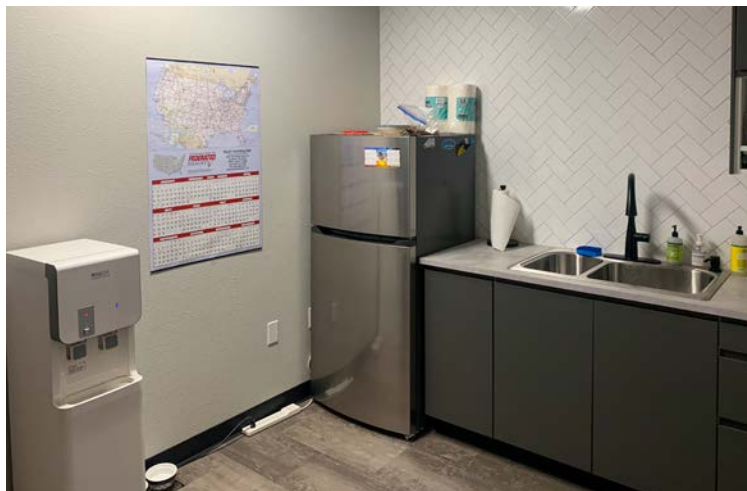
900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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PROPERTY PHOTOS



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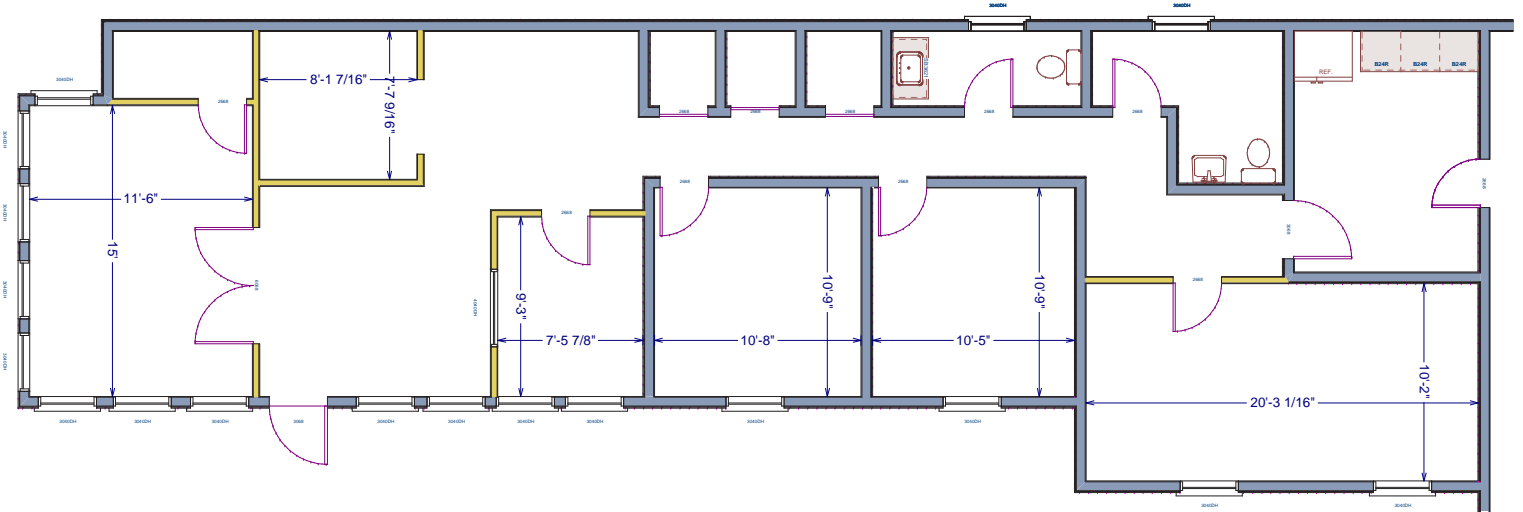
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Additional outdoor storage or parking



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FOR SALE



BANC OF CALIFORNIA

TOGETHER WE WIN®

Real Estate Purchase Scenario

12700 SW Pacific Hwy

Purchase Price: \$1,450,000

Financing Offered By:



BANC OF CALIFORNIA

Pacific Western Bank is now Banc of California

Brad Benson: 503-784-0583

SBA LOAN STRUCTURE		90%	100%
Building Purchase		\$1,450,000	\$1,450,000
Building Improvements (opt)		\$50,000	\$50,000
Appraisal & Phase 1		\$5,500	\$5,500
3rd Party Costs-Escrow, Title, Legal, Etc		\$18,500	\$18,500
Total Project Costs		\$1,524,000	\$1,524,000
Borrower Down-Payment: * as little as		\$175,000	\$10,000
Loan Amount		\$1,349,000	\$1,514,000
LOAN TERMS & CONDITIONS			\$165,000
Loan Term	25 Years Fully Amortized		Cash ↑ Savings
Interest Rate:	7.52%		8.0%
Monthly Loan Payment	\$10,285		\$11,685
Owner-Occupancy:	Minimum 51%		51%
OWNERSHIP BENEFIT ANALYSIS - Assuming 35% Tax Bracket			
Net Rental Income from Tenant (Est)	\$0		\$0
Tax Benefit - Depreciation	(\$965)		(\$965)
Average Monthly Principal Deduction (5 yrs)	(\$2,358)		(\$2,679)
Effective Monthly Ownership Costs	\$6,963		\$8,042

*The information on this sheet is not a commitment to lend. These are estimates based on basic information provided. Rates and structure subject to change as parameters are defined. Please consult your tax advisor

Brad Benson

503-784-0583

brad.benson@bancofcal.com

#1 SBA Real Estate Lender in Oregon & SW Washington

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