

OUTSTANDING OWNER/USER OPPORTUNITY

12700 SW Pacific Highway | Tigard, OR 97223

FOR SALE

SALE PRICE REDUCED



POSSIBLE LEASE-TO-OWN FINANCING AVAILABLE

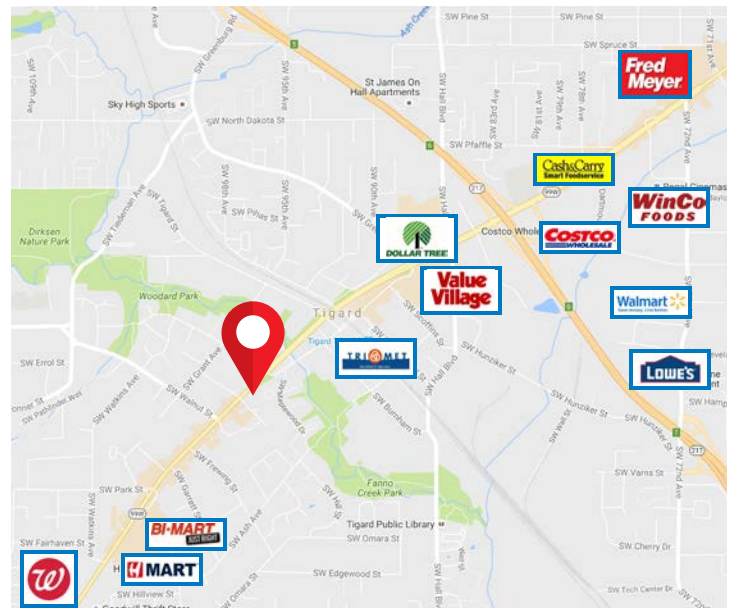
OWNER/USER BUILDING AVAILABLE FOR SALE

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



02.05.2025

For more information or a property tour, please contact:

SCOTT FINNEY, SIOR
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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.

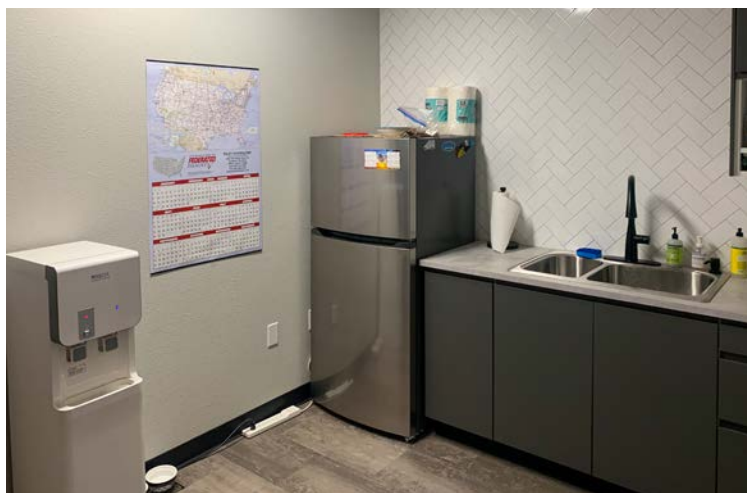
900 SW 5th Avenue • 17th Floor • Portland, OR 97204
503.223.3171 • norris-stevens.com

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PROPERTY PHOTOS



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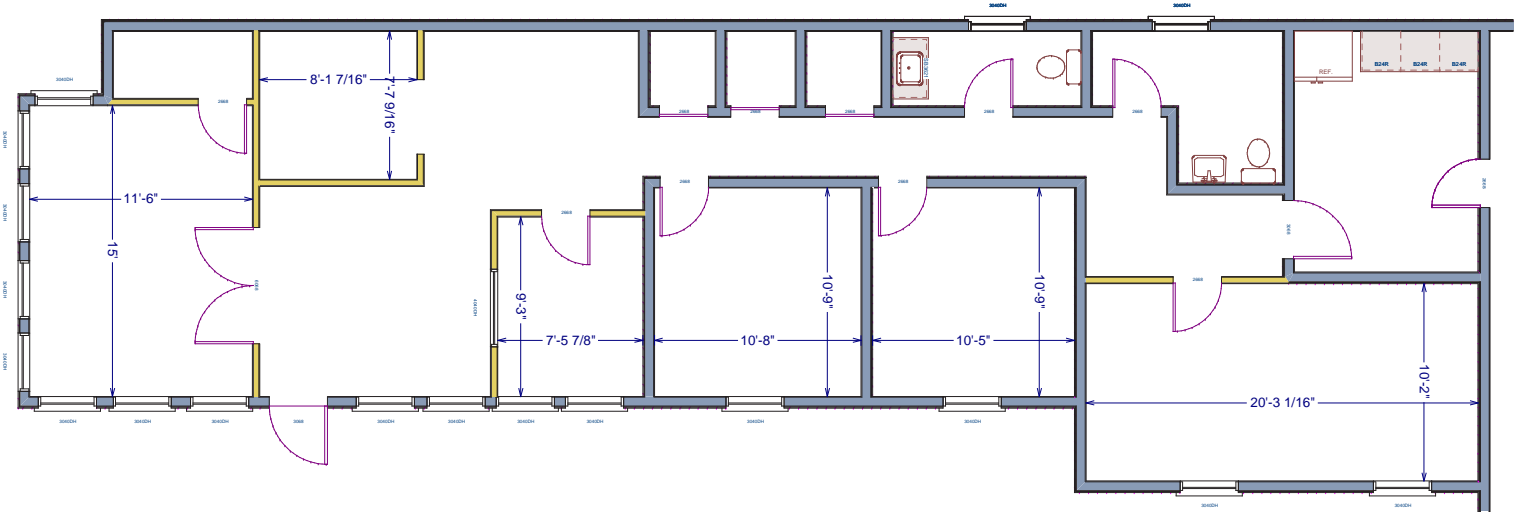
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FOR SALE



BANC OF CALIFORNIA

TOGETHER WE WIN®

Real Estate Purchase Scenario

12700 SW Pacific Hwy

Purchase Price: \$1,300,000

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		\$1,300,000	\$1,300,000
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		\$1,374,000	\$1,374,000
Borrower Down-Payment: * as little as		\$160,000	\$10,000
Loan Amount		\$1,214,000	\$1,364,000
LOAN TERMS & CONDITIONS			\$150,000
Loan Term	25 Years Fully Amortized		Cash ↑ Savings
Interest Rate:	6.78%		7.0%
Monthly Loan Payment	\$8,694		\$9,640
Owner-Occupancy:	Minimum 51%		51%
OWNERSHIP BENEFIT ANALYSIS - Assuming 35% Tax Bracket			
Net Rental Income from Tenant (Est)	\$0	\$0	\$0
Tax Benefit - Depreciation	(\$875)	(\$875)	(\$875)
Average Monthly Principal Deduction (5 yrs)	(\$1,993)	(\$2,210)	(\$2,210)
Effective Monthly Ownership Costs	\$5,826	\$6,555	\$6,555

*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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