



# OFFICE BUILDING FOR SALE

121 Church Street  
Decatur, GA 30030  
3,200 SF

**Sale Price: \$710,000**



- **90% financing available for owner-users.**
  - From \$71,000 down payment.
- **Below market, fixed interest rates.**
  - Approximate blended interest rate of 8.00%.
- **Up to 25 year amortizations with no balloon payments.**
  - Monthly payments as low as \$5,135.84.
- **Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.**



**PRESENTED BY:**  
Daniel Latshaw  
Bull Realty, Inc.  
Ph : 404.876.1640  
daniel@bullrealty.com  
www.bullrealty.com



**FINANCING AVAILABLE:**  
Christopher Hurn  
Mercantile Commercial Capital  
Ph : 1.866.MCC.4504  
Fax : 407.682.1632  
churn@mercantilecc.com  
www.504experts.com

**Mercantile Commercial Capital, LLC**

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