



**OFFICE BUILDING FOR SALE**  
**1801 SOUTH AUSTRALIAN AVENUE**  
**WEST PALM BEACH, FL 33409**  
**17,954 SF**

**Sale Price: \$4,200,000**



- **90% financing available for owner-users.**
  - From \$420,000 down payment.
- **Below market, fixed interest rates.**
  - Approximate blended interest rate of 6.88%.
- **Up to 25 year amortizations with no balloon payments.**
  - Monthly payments as low as \$27,644.66.
- **Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.**

**PRESENTED BY:**  
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**FINANCING AVAILABLE:**  
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**Mercantile Commercial Capital, LLC**  
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