



OFFICE BUILDING FOR SALE

1824 SOUTHEAST 4TH AVENUE
FORT LAUDERDALE, FL 33316
1,642 SF

Sale Price: \$635,000



- **90% financing available for owner-users.**
 - From \$63,500 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 \$4,179.61.
- **Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.**

PRESENTED BY:

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Mercantile Commercial Capital, LLC

Providing Lending Solutions to the Small Business Community