



# FLEX BUILDING FOR SALE

302 N.E. 6th Avenue  
Delray Beach, FL 33444  
2,205 SF

**Sale Price: \$700,000**



- **90% financing available for owner-users.**
  - From \$70,000 down payment.
- **Below market, fixed interest rates.**
  - Approximate blended interest rate of 7.86%.
- **Up to 25 year amortizations with no balloon payments.**
  - Monthly payments as low as \$5,003.23.
- **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*