



OFFICE BUILDING FOR SALE

318 WEST ADAMS
CHICAGO, ILLINOIS 60606
8,300 SF AVAILABLE

Sale Price: \$1,743,000



- ◆ 19 story building.
- ◆ Common areas renovated 1999.
- ◆ Façade renovated 2005.
- ◆ Individual floors for sale.
- ◆ Near Union Station.
- ◆ Near Sears Tower.
- ◆ 90% financing for owner-users.
 - From **\$174,300** down payment.
- ◆ Below market, fixed interest rates.
 - Approximate blended interest rate of **6.67%**.
- ◆ Up to 25 year amortizations with no balloon payments.
 - Monthly payments as low as **\$11,274.13**.
- ◆ Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.

PRESENTED BY:

Kevin Lichterman
Carnegie Realty Partners
Ph : 312.627.1125

Carnegie Realty Partners



FINANCING AVAILABLE:

John Atchley
Mercantile Commercial Capital
Ph : 630.640.1528
Fax : 630.904.8565
jatchley@mercantilecc.com
www.504experts.com

Mercantile Commercial Capital, LLC

Providing Lending Solutions to the Small Business Community