



# RETAIL BUILDING FOR SALE

324 WEST CHICAGO AVENUE  
CHICAGO, ILLINOIS 60610  
8,000 SF AVAILABLE

**Sale Price: \$2,300,000**



- ◆ Retail/office use.
- ◆ Gallery district.
- ◆ Exposed brick walls.
- ◆ Growing area with 800 new condos within 3 blocks.
- ◆ 1st floor: 14' ceiling.
- ◆ Free standing building.
- ◆ 90% financing for owner-users.
  - From **\$230,000** 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 **\$14,876.93**.
- ◆ Pre-approval within 24 hours / Commitments within 3 days/Closings within 45 days.

**PRESENTED BY:**

Cindy Exline  
Business Locations, Inc.  
Ph : 312.379.3991  
cindy@businesslocations.net  
www.businesslocations.net

**Business Location, Inc**



**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*