



OFFICE BUILDING FOR SALE

715 EAST 47TH STREET
CHICAGO, ILLINOIS 60653
42,635 SF AVAILABLE

Sale Price: \$3,375,000



- ◆ 19 private offices.
- ◆ 90% financing for owner-users.
 - From **\$337,500** down payment.
- ◆ Parking lot included.
- ◆ Below market, fixed interest rates.
 - Approximate blended interest rate of **6.67%**.
- ◆ Located just west of Cottage Grove.
- ◆ Up to 25 year amortizations with no balloon payments.
 - Monthly payments as low as **\$21,830.28**.
- ◆ Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.

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Mercantile Commercial Capital, LLC
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