



RETAIL BUILDING FOR SALE

901 EAST 95TH STREET
CHICAGO, ILLINOIS 60628
80,000 SF AVAILABLE

Sale Price: \$3,200,000



- ◆ Retail front with office/warehouse.
- ◆ Free standing building.
- ◆ Near Chicago State University.
 - Corner 6 acres at Cottage Grove.
- ◆ Additional 12 acres available.
- ◆ 90% financing for owner-users.
 - From **\$320,000** 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 **\$20,698.34**.
- ◆ Pre-approval within 24 hours/Commitments within 3 days/Closings within 45 days.

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Mercantile Commercial Capital, LLC

Providing Lending Solutions to the Small Business Community