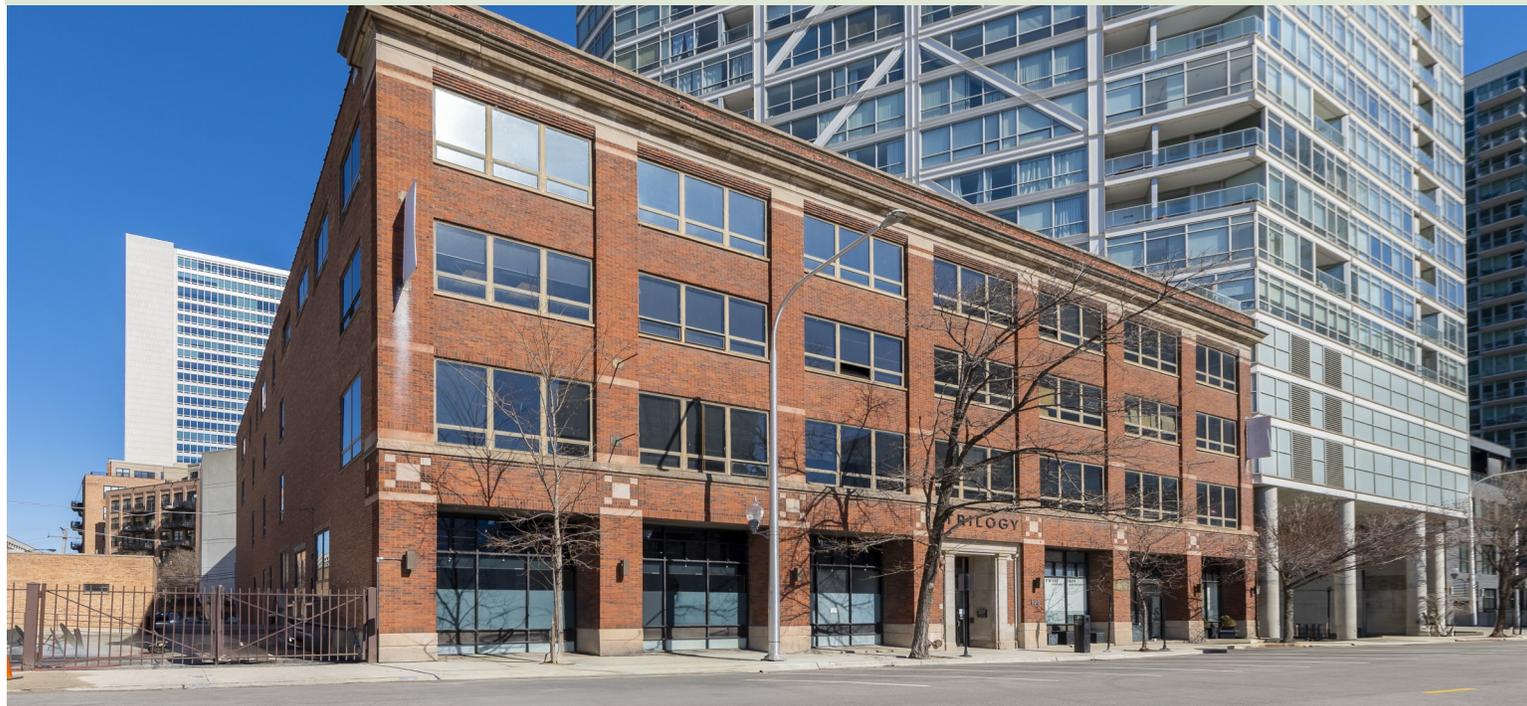


RIVER NORTH LOFT OFFICE BUILDING FOR SALE

SEQUOIA
REALTY GROUP
Brokerage • Management • Consulting

520 West Erie Chicago, IL 60654



+/- 45,300 Square Feet

100% Leased

Classic Brick and Timber Loft

Private Entrances / Self-
Controlled Heating & AC

Directly Across the River from
Bally's Hotel and Casino

Medical and General Office

INVESTMENT HIGHLIGHTS

- 2026 projected NOI: \$495,000
- 100% occupied
- Prime River North Location
- Value add with many below market leases

SALE PRICE

\$6,550,000

7.45% cap

For More Information:

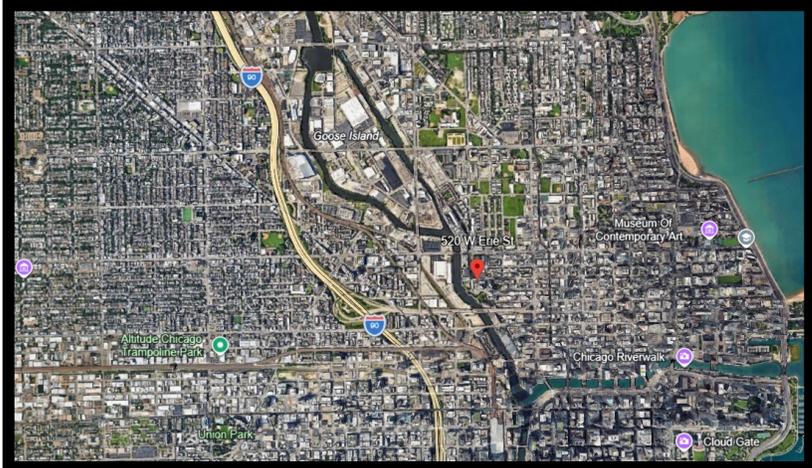
Mark Levy
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mlevy@sequoiarg.com

www.sequoiarg.com

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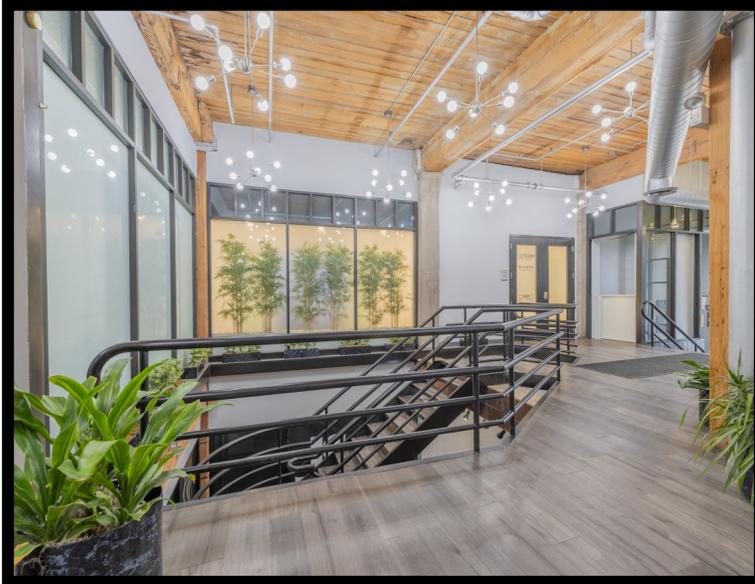
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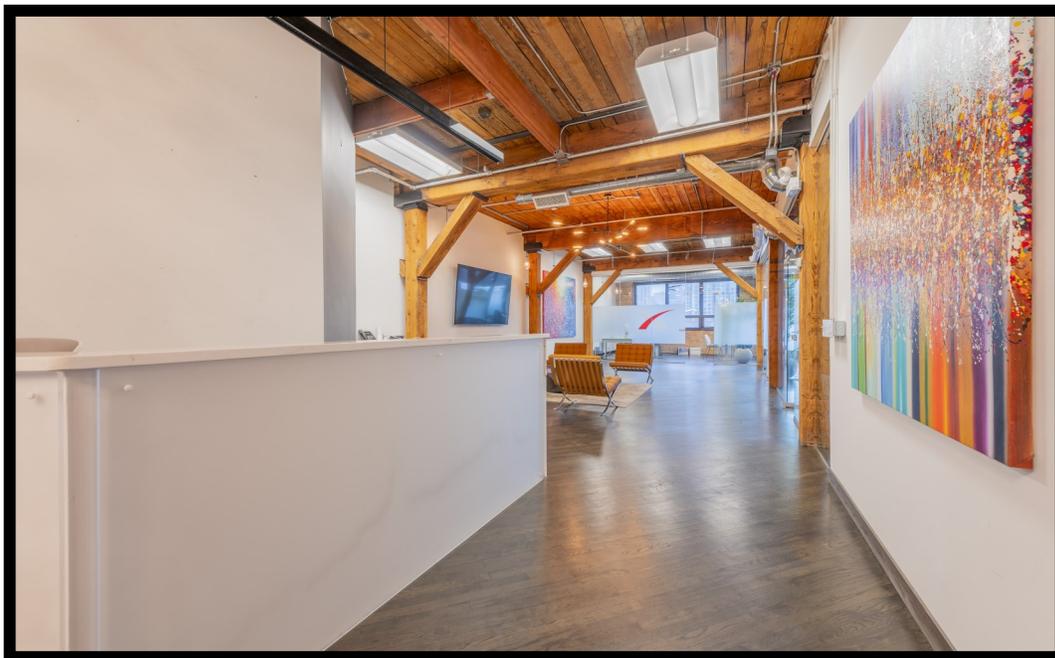
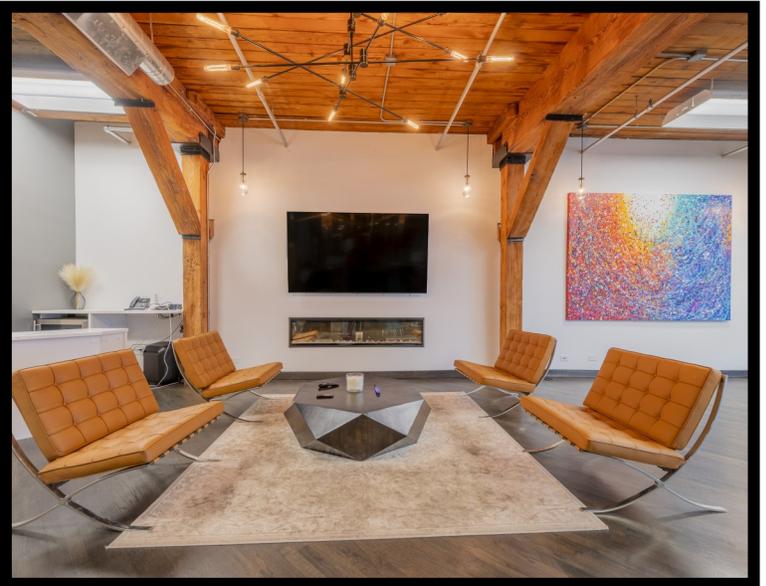
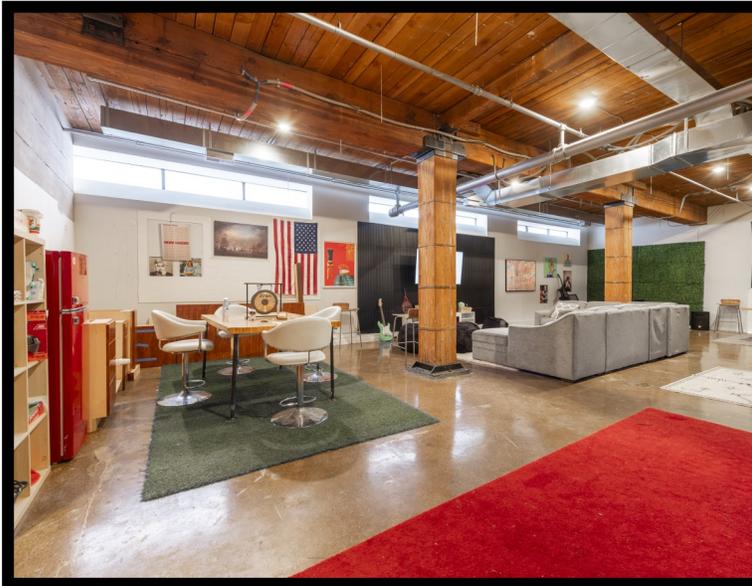
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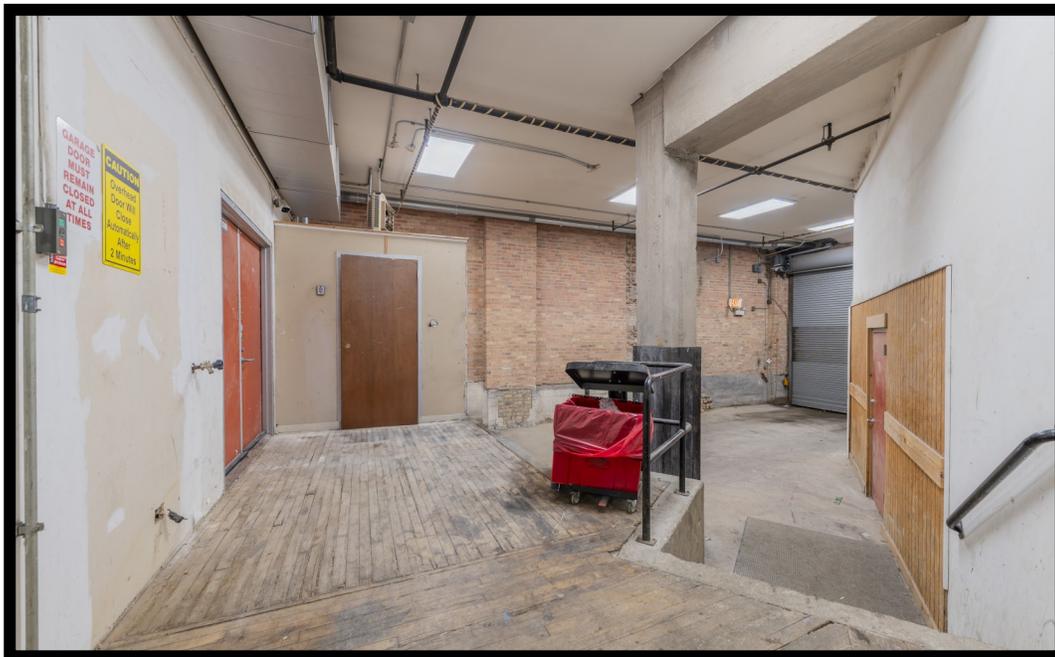
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