

The Sable Works, Loft 604

OFFERED AT
\$829,000

318 North Peoria Street, Chicago, Illinois 60642

\$506 per sq ft · 9 days on market

2	2	1,640	12 ft	1908	1
BEDROOMS	BATHS	SQUARE FEET	CEILINGS	YEAR BUILT	GARAGE SPACE

INTERIOR · PLATE 1

The long room at Loft 604 — fourteen north sash windows, maple floor, and the original press columns left in place

A printing works from 1908, converted by **Container Co.** in 2016 and barely touched since — which in a loft this size is the whole argument. Loft 604 holds the north face of the sixth floor: one 28-foot room under twelve-foot ceilings, two bedrooms set behind it rather than carved out of it, and fourteen steel sash windows that were rebuilt, not replaced.

THE ROOMS

Living and dining	28'4" × 19'0"
Kitchen, rebuilt 2022	16'2" × 11'6"
Primary bedroom	15'8" × 13'4"
Second bedroom or studio	13'0" × 11'8"
Primary bath, wet room	9'6" × 8'0"
Utility and laundry	7'4" × 5'6"
Storage cage, level P2	6'0" × 5'0"

WHAT COMES WITH IT

- Kitchen rebuilt in 2022 — quartz counters, gas range, second sink in the island
- Two-zone HVAC, 2023, and in-unit laundry added in 2019
- One deeded garage space included; a second is available at \$32,000
- Reserves of \$1.34M — no special assessment levied since 2019
- Roof deck, bike room, freight elevator; video entry, no doorman
- Four minutes to Fulton Market, six to the Morgan Green and Pink line stop

EST. MONTHLY \$6,180 Principal, interest, assessment, tax and insurance	ASSESSMENT \$612 Monthly — heat, water, scavenger, reserve	2025 TAXES \$12,940 Cook County · no homeowner exemption applied	PETS · RENTALS Both OK Two pets per unit; leases of a year or longer permitted
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Payment assumes 20% down on a 30-year fixed at 6.35% APR and is an illustration, not a loan commitment. Association budget, reserve study and the 2025 minutes are available on request.

VIEWINGS

Open house — Sunday 21 June	12 – 2 pm
Open house — Wednesday 24 June	5 – 7 pm
Private showings	Tuesday to Saturday, 10 – 6
Offer review	Rolling, as received

LISTING BROKER

Ivo Kessler

Broker · Meridian Residential, 1104 West Randolph Street

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ILLINOIS MANAGING BROKER #471.021988

THE BUILDING

Forty-four lofts over six floors. Self-managed with a part-time engineer on site three days a week; the 2025 reserve study is current and the façade was tuckpointed in 2023.

THE BLOCK

Peoria at Fulton. Randolph Street restaurants two blocks north, Mary Bartelme Park three minutes south, and the Morgan stop six minutes on foot.

TERMS

Conventional or cash; the association requires 20% down. A closing on or after 15 August suits the seller, who is moving within the city.