

# 1104

WEST GLEN FLORA AVENUE  
WAUKEGAN, IL

**BERKSHIRE  
HATHAWAY  
HOMESERVICES**

CHICAGO

COMMERCIAL DIVISION



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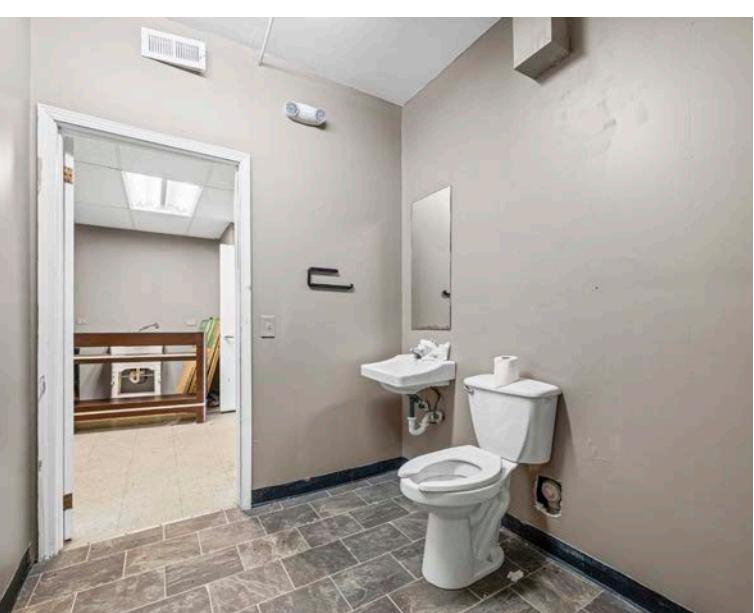
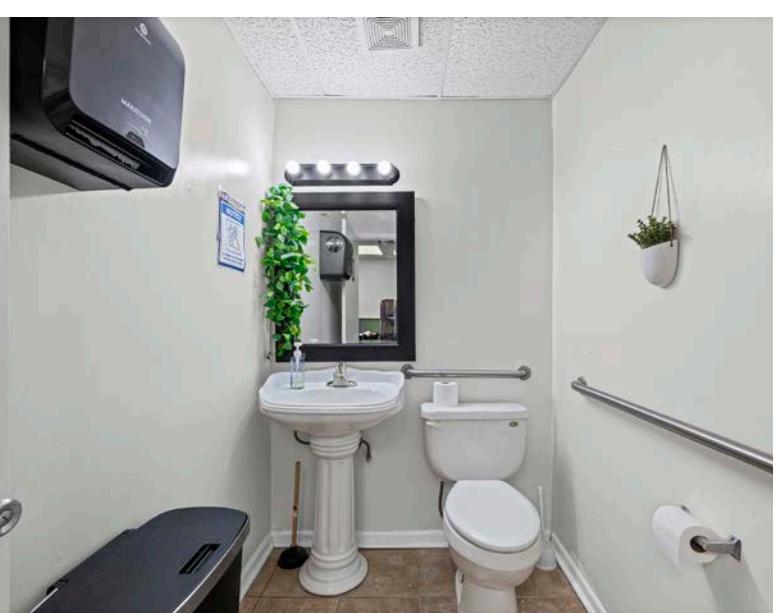
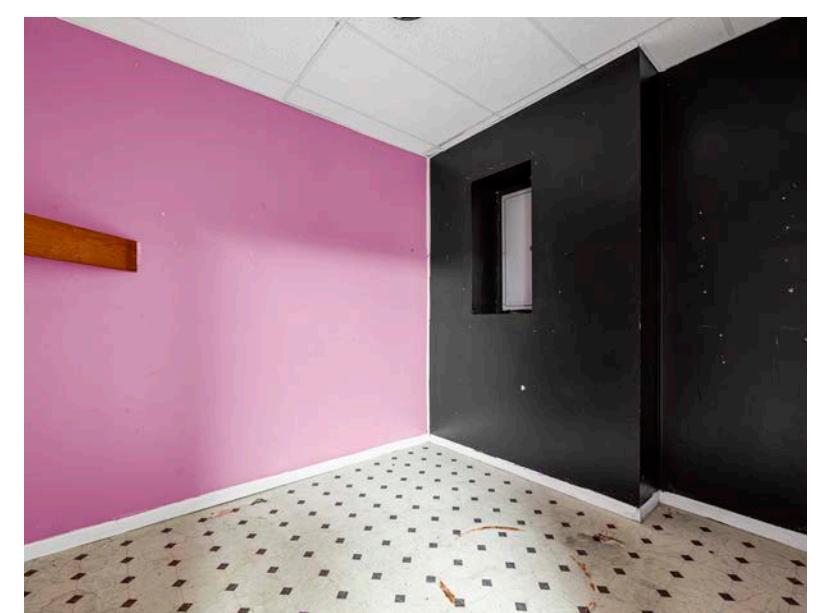
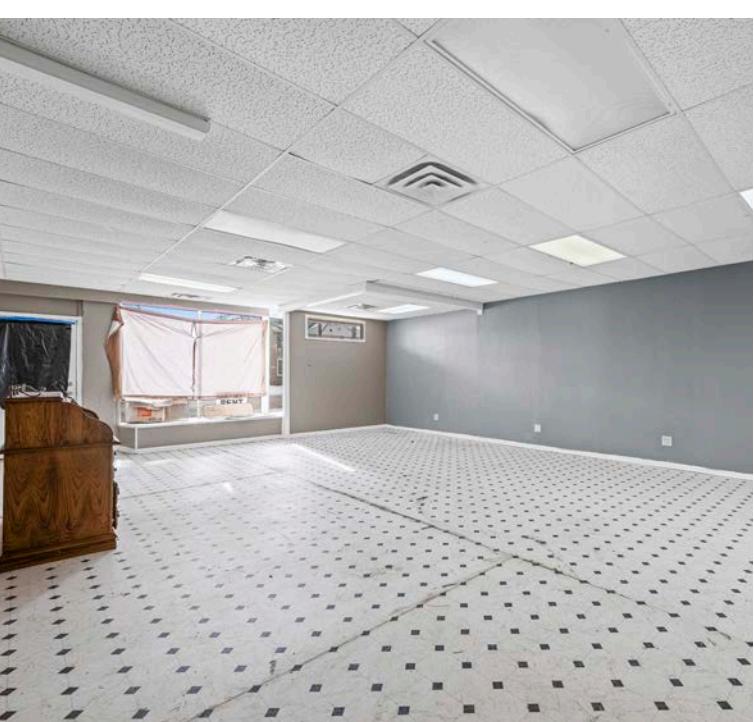
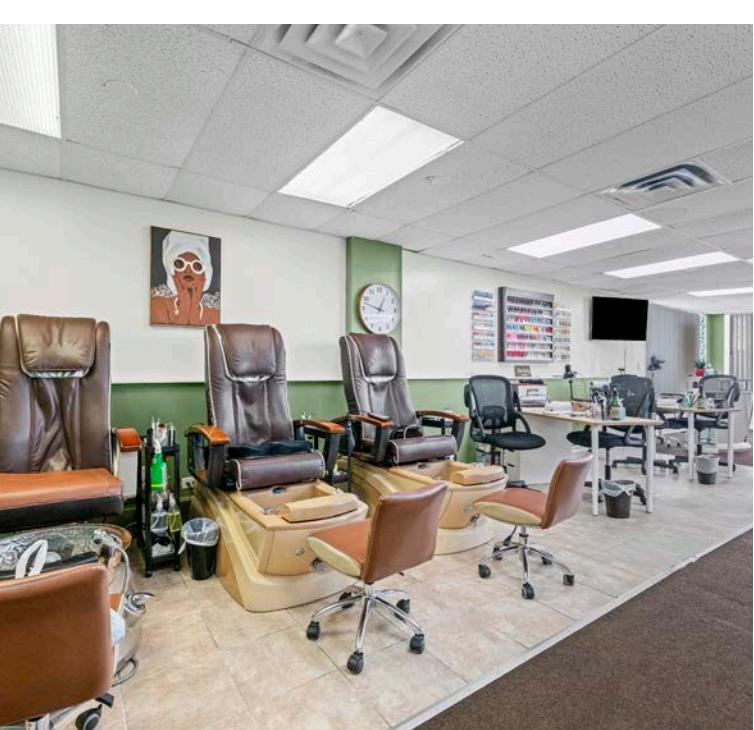
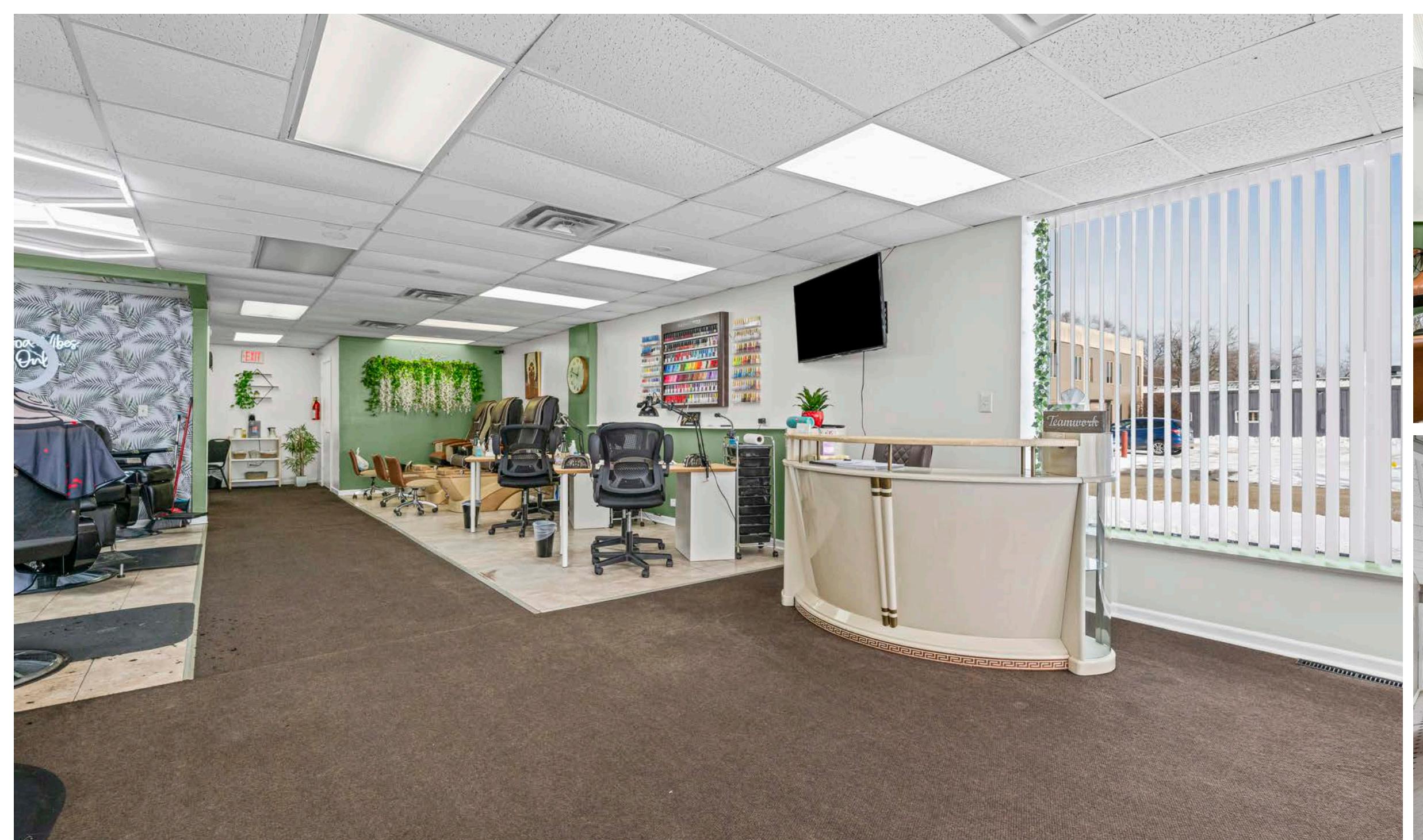
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## GREAT INVESTMENT OPPORTUNITY!

Attention Investors: Two-Unit Commercial Building at 1104 Glen Flora Avenue, Waukegan, Illinois\*\*  
Presenting an excellent opportunity for investors or owner user, collect rent from the current tenant and use the vacant space for your business or rent it out for additional income. This two-unit commercial building located at 1104 Glen Flora Avenue in Waukegan offers a prime location for growth and success. The property features versatile spaces ideal for a variety of uses, ensuring flexibility in operations. Includes a Parking Lot in the back of the building. Situated in a vibrant community, the building benefits from high visibility and easy accessibility, attracting both foot traffic and customers. Each unit is designed to optimize space with ample natural light, suitable for retail, office, or service-oriented businesses. With potential for steady rental income, this property is an attractive option for investors looking to diversify their portfolio. Additionally, new users can take advantage of the area's expanding market, positioning themselves for long-term success.

Don't miss this chance to capitalize on a prime commercial space in a growing area.





## WAUKEGAN, ILLINOIS

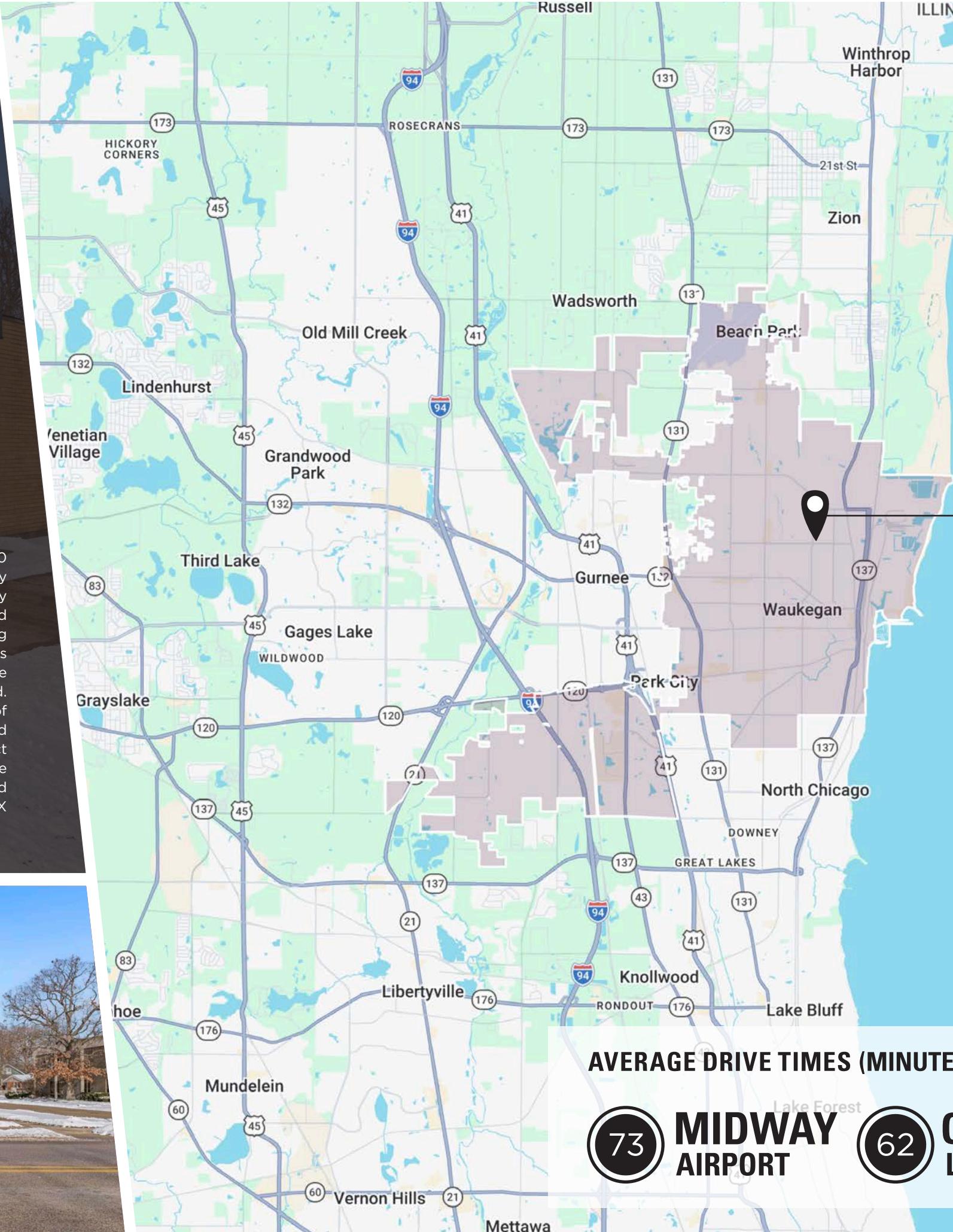
DISTANCE TO  
DOWNTOWN



34 MILES

Metra trains offer service in Waukegan via the Union Pacific North Line.

Waukegan is situated 34 miles north of Chicago and 60 miles south of Milwaukee on Lake Michigan. The Jack Benny Center for the Arts is home to the Waukegan Symphony Orchestra and Chorus, The Bowen Park Opera Company and the Community Players. Art galleries and studios have sprung up along historic Genesee Street, attracting art enthusiasts to the community. The Waukegan Public Library is one of the largest in Lake County and has been nationally recognized. Students attend school in District 60, which offers a number of elementary and middle schools. High school students attend school at Waukegan High School. The Waukegan Park District controls 735 acres of land that include a bird sanctuary, nature preserve, wetlands area, four recreation centers, a fitness and aquatics center, a number of playing fields, a skate park, BMX track, dog Park, and jogging/hiking trails.





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