

1132 FLORENCE AVENUE  
EVANSTON

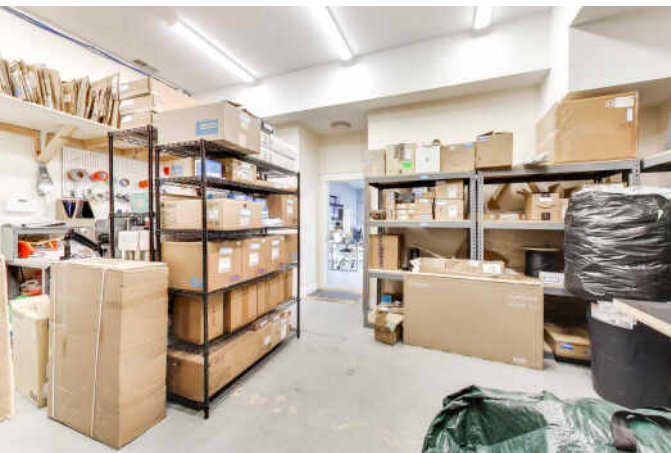
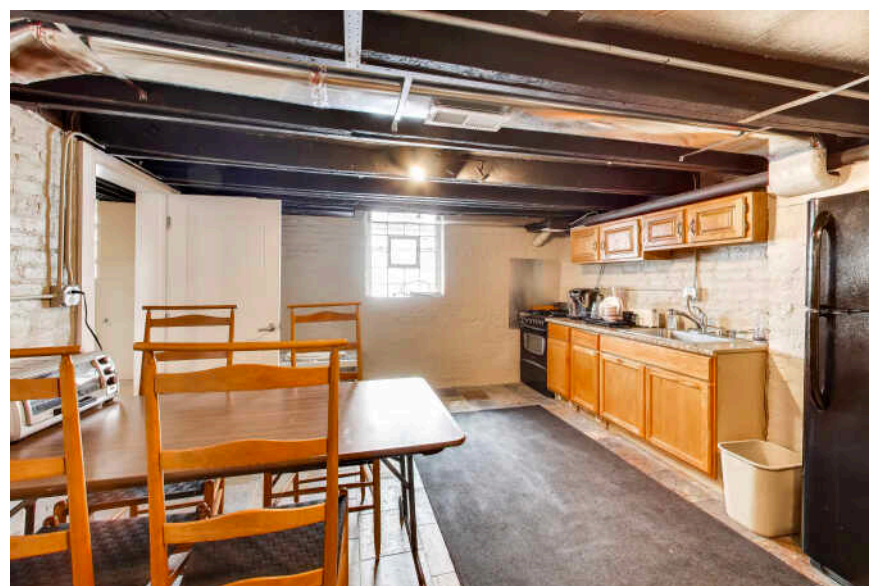
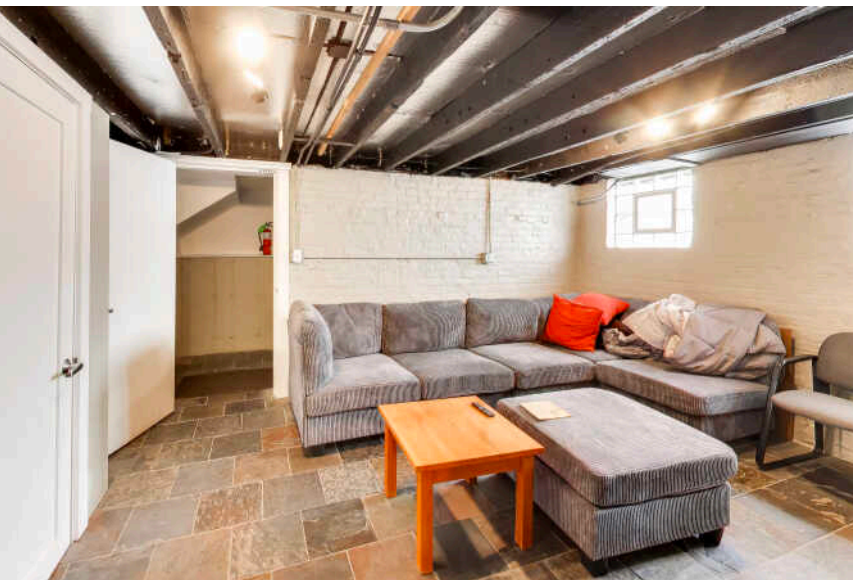
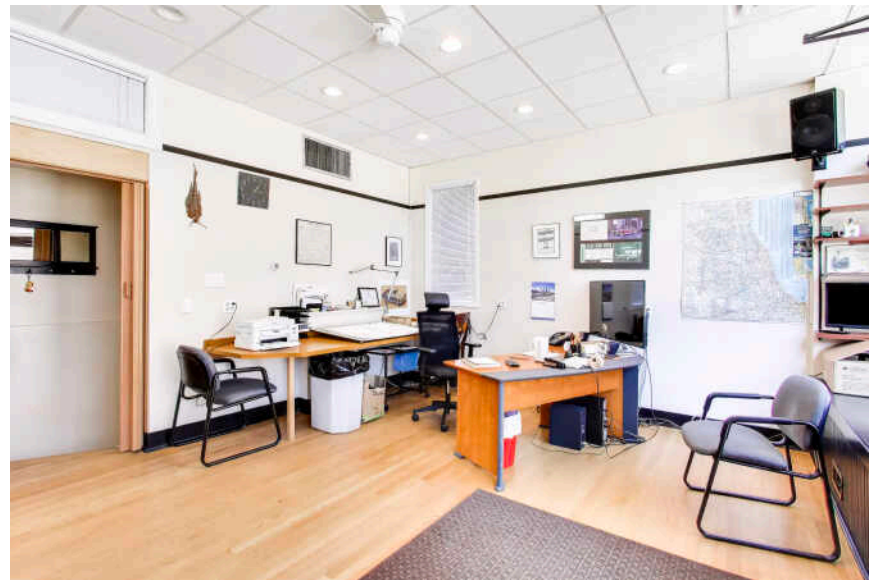




Unique brick mixed-use building in Evanston's West End, offering flexible office, retail, and residential use. Features two storefront offices and spacious updated apartments with skylights, spacious bathrooms, in-unit washer/dryers, and a 550 SF rear deck. Two large, heated garages with 14' ceilings, two 12' x 16' overhead doors, and parking for 7-8 vehicles. Built in 1927 as a bakery and expanded/updated 2003 and remodeled throughout the years. Partially leased with strong value-add potential. Owner-occupied space offers additional rental income or an ideal live/work setup. Prime location near 206 bus line with CTA/Metra access, shopping, dining, Starbucks and fitness. Close to Robert Crown Community Center with recreational amenities. A rare opportunity for investors or owner-users seeking versatility in a vibrant neighborhood.

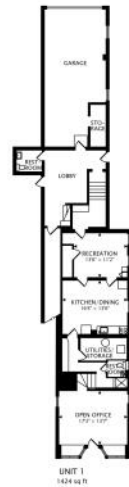
- Mixed Use Zoning. B1 Ground units office/retail. Upper floors housing
- 65% leased. Opportunity for value add or owner occupied
- Prime location near bus, CTA and Metra
- Vibrant Neighborhood
- Two heated garages with 14' ceiling and 12x16 overhead doors.
- Exterior parking for 7-8 vehicles.
- Rare Opportunity

TAXES: \$16,030











## NESTLED ALONG THE SHORES OF LAKE MICHIGAN, **EVANSTON** BLENDS NATURAL BEAUTY WITH VIBRANT CITY LIVING.

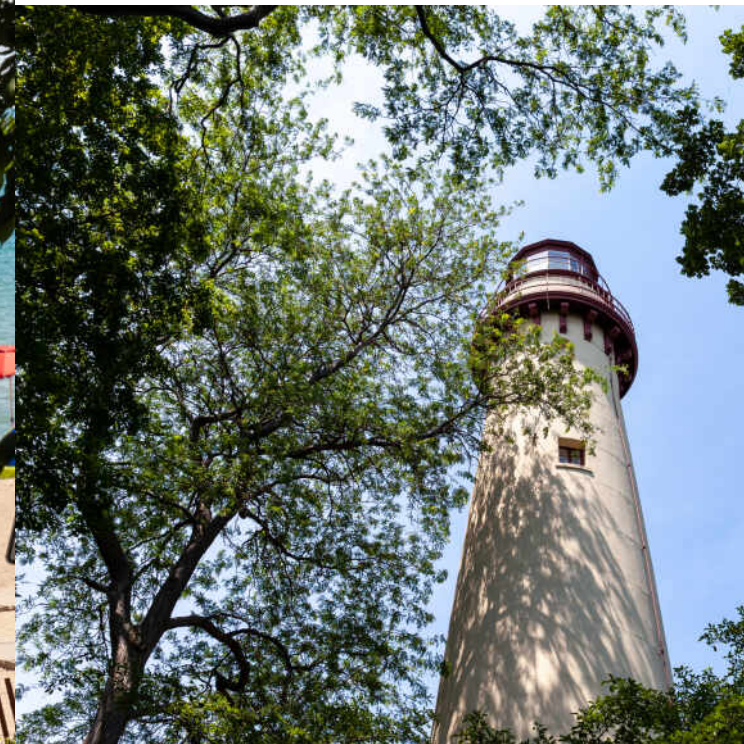
Known for its historic homes, tree-lined streets, and scenic beaches, it's a community full of character and charm.

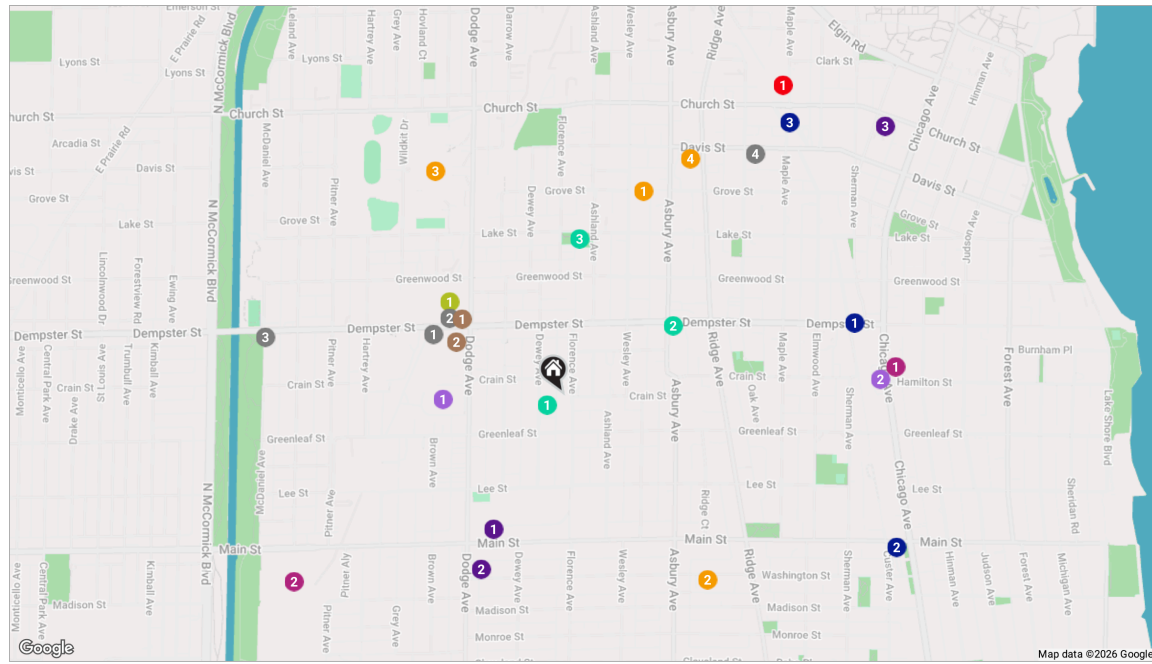
Home to prestigious Northwestern University, Evanston offers a rich mix of culture, education, and entertainment – from Big Ten sports and academic events to art galleries, theaters, and music.

The lively downtown features bookstores, boutiques, restaurants, and cafes that attract both locals and visitors. Outdoor lovers can explore miles of parks, nature trails, and public beaches.

Evanston offers a wide range of housing options – from grand lakefront mansions and classic single-family homes to modern townhomes and high-rise condos near shops and transit.

With easy access to downtown Chicago via CTA trains, buses, Pace routes, and three Metra stations, Evanston is a connected, convenient, and inspiring place to call home.





## NOTES

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| <p><b>RESTAURANTS</b></p> <ul style="list-style-type: none"> <li>1 Panino's Pizzeria - Evanston<br/>1968 DEMPSTER STREET, 0.3 MI</li> <li>2 McDonald's<br/>1919 DEMPSTER STREET, 0.3 MI</li> <li>3 Kabul House Restaurant<br/>2424 DEMPSTER STREET, 0.7 MI</li> <li>4 Taco Diablo<br/>1026B DAVIS STREET A, 0.7 MI</li> </ul> <p><b>COFFEE</b></p> <ul style="list-style-type: none"> <li>1 Starbucks Coffee Company<br/>1901 DEMPSTER STREET, 0.3 MI</li> <li>2 Dunkin'<br/>1900 DEMPSTER STREET, 0.3 MI</li> </ul> <p><b>SHOPPING</b></p> <ul style="list-style-type: none"> <li>1 Trader Joe's<br/>1211 CHICAGO AVENUE, 0.8 MI</li> </ul> | <ul style="list-style-type: none"> <li>2 Food 4 Less<br/>2400 MAIN STREET, 0.8 MI</li> </ul> <p><b>GROCERY</b></p> <ul style="list-style-type: none"> <li>1 Valli Produce<br/>1910 DEMPSTER STREET, 0.3 MI</li> <li>2 Jewel-Osco<br/>1128 CHICAGO AVENUE, 0.7 MI</li> </ul> <p><b>GYM</b></p> <ul style="list-style-type: none"> <li>1 Sharp Edge CrossFit<br/>1326 DODGE AVENUE, 0.3 MI</li> </ul> <p><b>MEDICAL</b></p> <ul style="list-style-type: none"> <li>1 Northwestern Medicine Orthopaedics Evanston<br/>Maple Avenue<br/>1704 MAPLE AVENUE #200, 0.9 MI</li> </ul> | <p><b>SCHOOLS</b></p> <ul style="list-style-type: none"> <li>1 Dewey Elementary School<br/>1551 WESLEY AVENUE, 0.5 MI</li> <li>2 Pope John XXIII School<br/>1120 WASHINGTON STREET, 0.5 MI</li> <li>3 Evanston Township High School<br/>1600 DODGE AVENUE, 0.6 MI</li> <li>4 Roycemore School<br/>1200 DAVIS STREET, 0.6 MI</li> </ul> <p><b>TRANSIT</b></p> <ul style="list-style-type: none"> <li>1 Dempster<br/>CTA - PURPLE LINE, 0.7 MI</li> <li>2 Main St<br/>METRA - UNION PACIFIC NORTH, 0.8 MI</li> <li>3 Davis St<br/>METRA - UNION PACIFIC NORTH, 0.8 MI</li> </ul> | <p><b>PARKS</b></p> <ul style="list-style-type: none"> <li>1 Grandmother Park<br/>1125 DEWEY AVENUE, 0.0 MI</li> <li>2 Evanston Parks Forestry &amp; Rec<br/>EVANSTON, 0.3 MI</li> <li>3 Penny Park<br/>1500 LAKE STREET, 0.4 MI</li> </ul> <p><b>SERVICES</b></p> <ul style="list-style-type: none"> <li>1 Evanston Public Library Robert Crown Branch<br/>1801 MAIN STREET, 0.3 MI</li> <li>2 Evanston Fire Station 4<br/>1817 WASHINGTON STREET, 0.4 MI</li> <li>3 Library Plaza<br/>1633 ORRINGTON AVENUE, 1.0 MI</li> </ul> |
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## DONNA AGNEW

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