



www.hangartrader.com

Ad Number : 20923

Hangar for Sale, Great Hangar at UGN

\$105000.00

2208 Beach Road,

Contact : William B. Denniston

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[epilot6ke@comcast.net](mailto:epilot6ke@comcast.net)



Width 56 Depth 52 Height 15

**Description:**

- Dimensions: 56' wide x 52' deep x 15' high (folding door clearance)
  - Can host a light jet, a twin turboprop, a piston twin or a piston single.
  - Can host two piston singles, or small piston twins, simultaneously.
  - Has hosted a Cessna 421 and AT-6 simultaneously.
- Part of the Bear Den Cooperative. 2025 assessment: \$4,800 (includes \$2,322.17 land lease fee and \$599.89 real estate tax).
- Bear Den land lease from Waukegan Port Authority renews 2041.
- Folding full-width main door with entry door.
- Exit door at rear with emergency lighting.
- Halogen main lighting with separate entry flood lamp by folding door.
- Bathroom with toilet, sink, cabinet with mirror and medicine cabinet.
- Insulated.
- Two (2) main space heaters, gas. (Heaters and gas supply are currently turned off.)
- Bathroom is separately heated by electric baseboard heater.
- Hot water heater, electric, 50-gallon capacity. (Heater is currently turned off.)
- Cold water line is wrapped with electric heating element for winter use.
- Utility wash tub with garden hose.
- Central floor water drain.
- 100 amp, 120/240 volt power supply with circuit breaker panel.
- Folding door faces southwest.
- Gas service from North Shore Gas.
- Electric service from ComEd.
- Local FBO is Signature Aviation
- Snow plowing and facility services through the Bear Den Cooperative.
- Great airport location! Generous ramp area and taxiway access to main runways.
- Access control gate off Beach Road with remote opener.
- Google map location: 2208 Beach Rd, Waukegan, IL 60087
- Great hangar neighbors in the Bear Den community!

*All information is believed to be true and correct but subject to verification by buyer.*