

Garage Lodge - Luxury Storage Condos

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224

FOR SALE/LEASE



The improvements depicted hereon must be built. The information and images contained herein are solely provided for promotional purposes and are not a guarantee of the final improvements to be constructed. The recipient acknowledges and agrees that the improvements need not be built by seller and are subject to modification by seller.



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CHRIS BORNHOFT, CCIM

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Executive Summary

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224



OFFERING SUMMARY

Sale Price:	\$159,900 - \$299,900
Lease Price:	\$1,200 - \$1,750/Month
SF Per Unit:	750 SF - 1,440 SF
Unit Sizes:	15x50 FT, 24x50 FT & 25x60 FT
Zoning:	Light Industrial
Interior Height:	18ft Side Walls
Garage Door Size:	14ft x 14ft

Owners Lounge:	Kitchen Bathrooms Conference Room Big Screen TV Lounge Mailboxes Package Delivery Business Center Patio Fireplace
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PROPERTY OVERVIEW

Garage Lodge is a luxury storage condo complex offering customizable units located in three separate buildings. Located just south of the roundabout on Hwy 2 (Sunset Hwy) on the corner of Deer Heights Rd & Flight Dr. Each unit is sold as a shell, providing the perfect opportunity for individuals seeking a warehouse, shop, office, or storage unit that they can personalize to their needs. Each Garage Lodge unit is separately metered for both gas and electricity. The 100amp panel is installed and ready to go, the gas is stubbed outside the back wall.

Apart from the individual units, Garage Lodge also provides a range of amenities to enhance the condominium lifestyle. The complex is located in a secure gated area, ensuring the safety of the units and their contents. The owner's lodge, which serves as a central hub, offers many amenities. These amenities provide additional convenience and comfort for owners, allowing them to utilize shared spaces for work, relaxation, and socializing. To learn more about Garage Lodge and explore available units, you can visit our official website at www.GarageLodge.us.

****SELLERS ARE LICENSED REAL ESTATE BROKERS IN WASHINGTON STATE****



Information is deemed reliable but not guaranteed. Broker not responsible for changes, errors, or omissions. All square footages are for convenience only. All information should be verified prior to purchase or lease.

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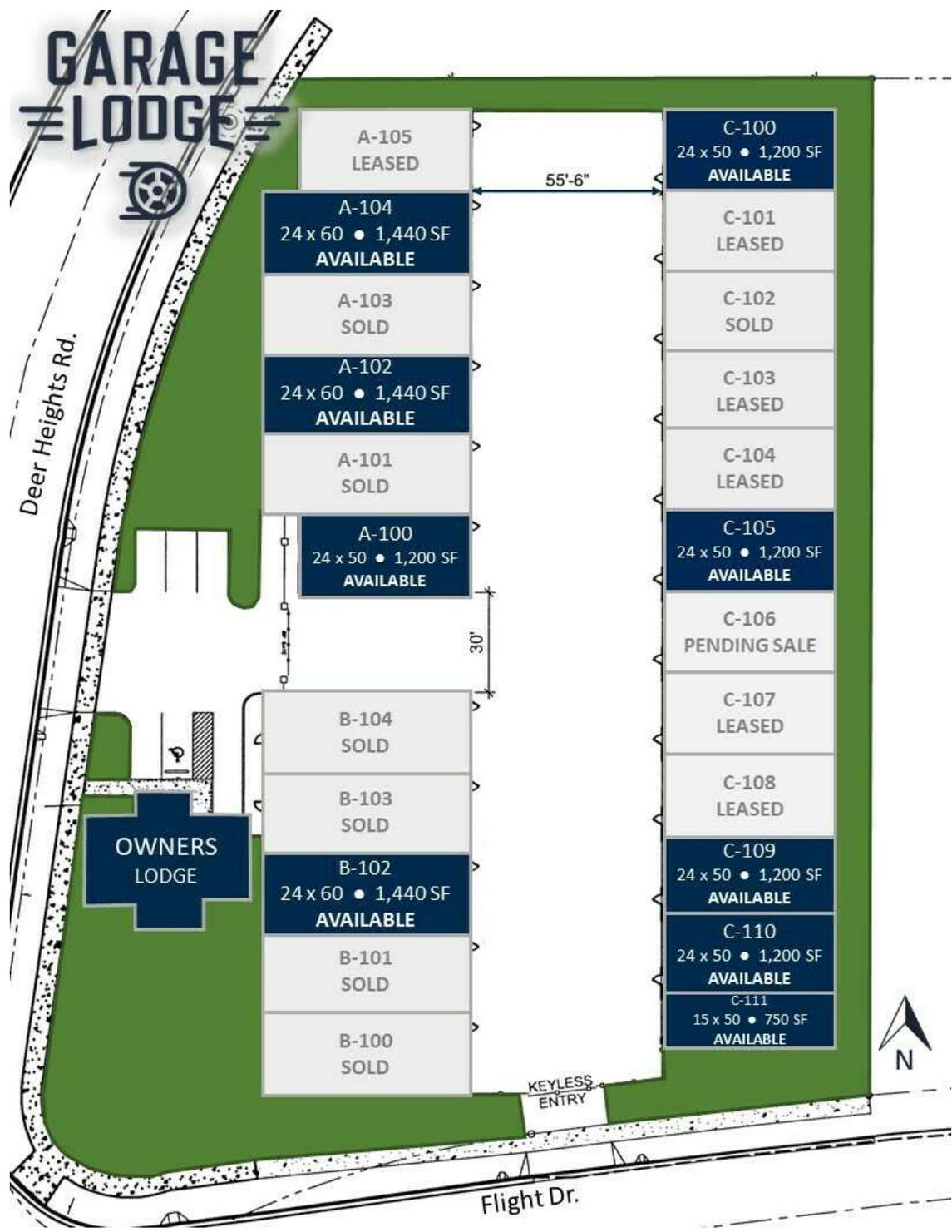
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Site Plan

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Aerial Photo

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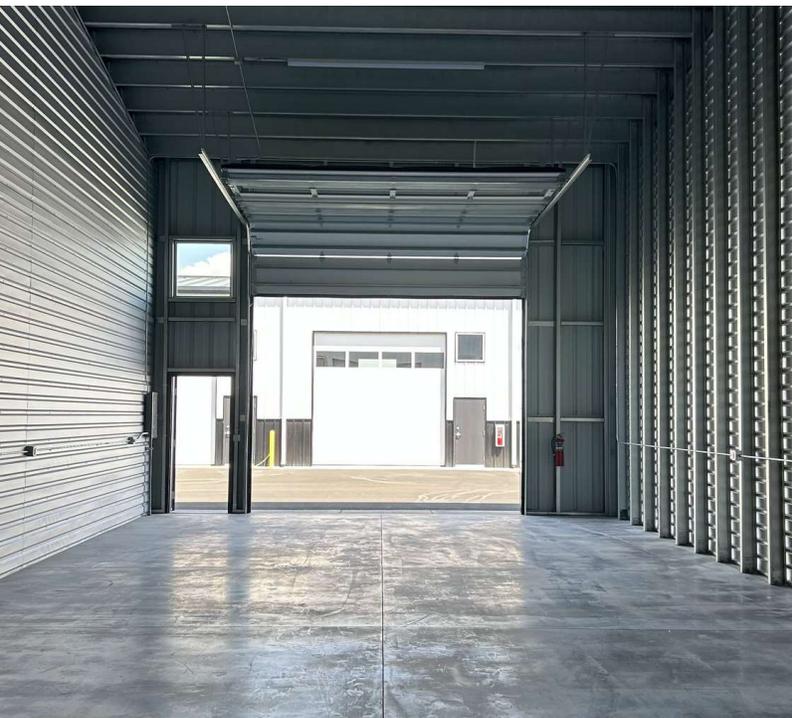
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Unit Photos

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Clubhouse

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Exterior

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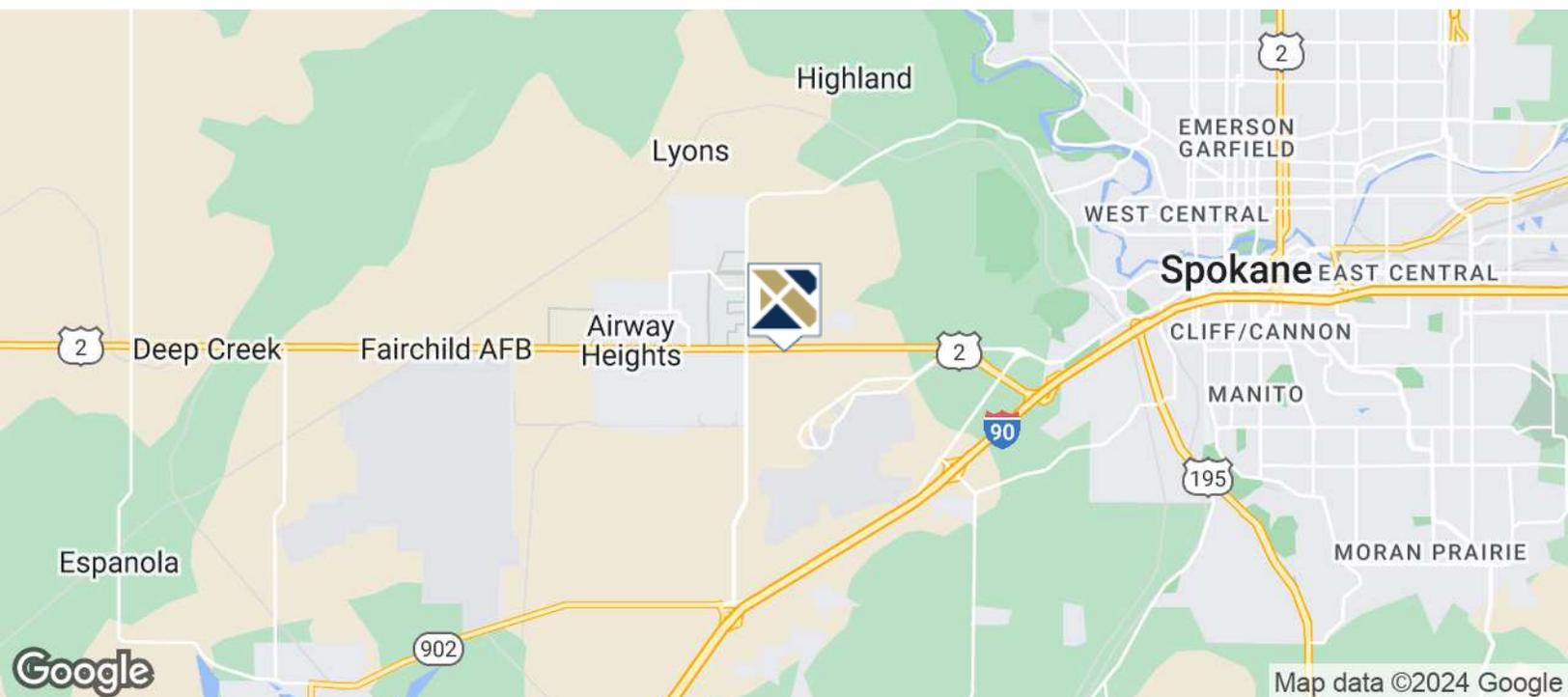
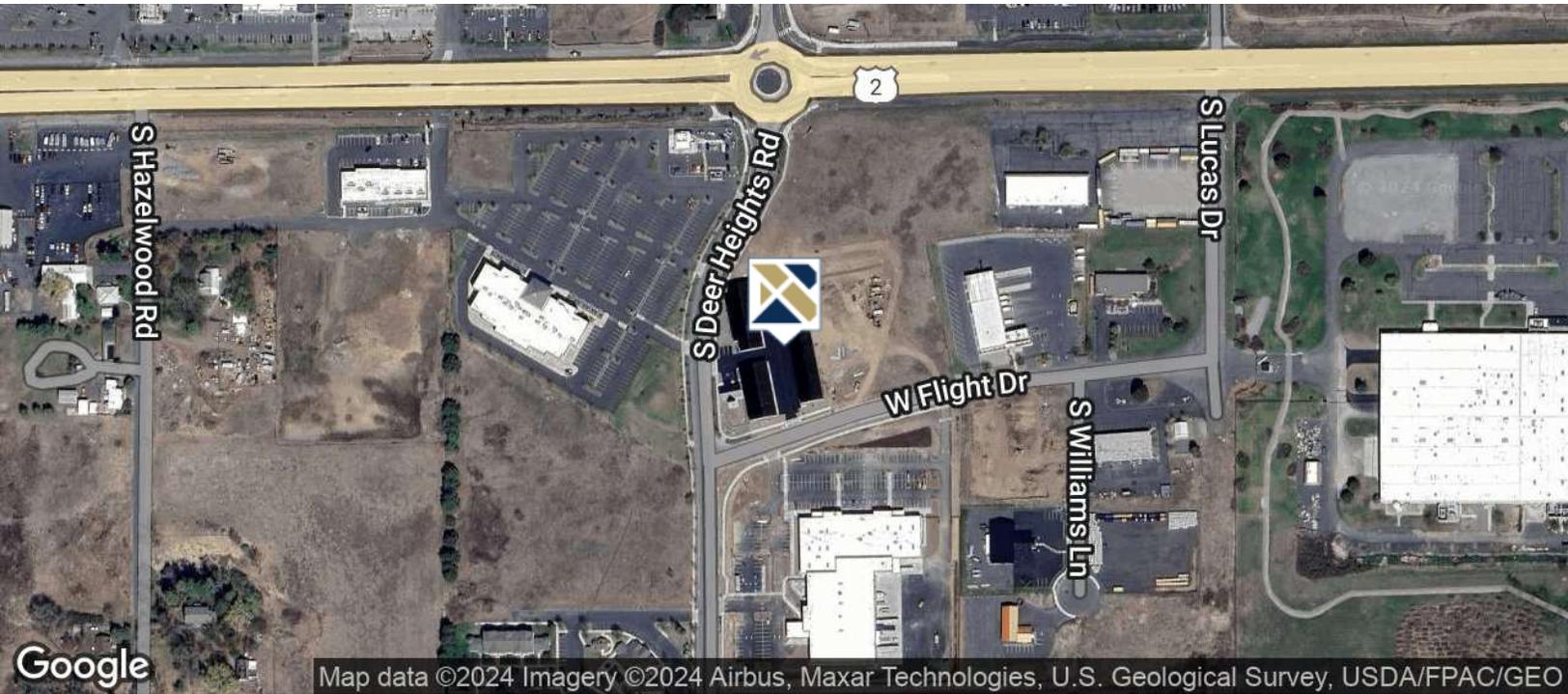


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Location Map

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Additional Information

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UNIT DETAILS & AMENITIES:

- 14' x 14' garage door and 3ft pedestrian door. (The 15x50 unit garage door may be slightly smaller)
- 100 amp, 16 circuit electric panel in each unit
- (4) 8' LED strip lights
- (4) receptacles
- (1) garage door opener receptacle
- (1) 50 amp 240 volt receptacle next to panel
- Units will be "gas ready" with the gas piping stubbed in
- The individual owner is responsible for all gas hookup costs and meter purchase
- Units are unfinished and uninsulated allowing each owner to customize
- Interior wall heights are a minimum of 18ft tall, allowing mezzanine or loft spaces

THE FINE PRINT:

- Each unit will be subject to Covenants, Conditions, and Restrictions
- Each unit will pay a monthly Owner's Association fee. The fee is estimated at \$100/month but is subject to change
- Absolutely no residential use is allowed. No overnight use is allowed. No exceptions.
- Clubhouse/Lodge is for owners only
- The final site plan, unit mix, and availability are subject to City of Spokane permitting and development requirements
- Units will be available for purchase upon the City of Spokane issuing a certificate of occupancy
- The construction timeline is subject to delay due to permitting, weather and construction material/labor delays
- Each unit must be properly insured by individual owners
- Business use is allowed for only non public-facing businesses
- Each unit will be issued a separate tax parcel number
- Owners are responsible to pay their property taxes directly

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