

Garage Lodge Premium - 24' x 60'

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224

FOR SALE



CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Garage Lodge - Luxury Storage Condos

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224



OFFERING SUMMARY

Sale Price:	\$299,900
SF Per Unit:	1,440 SF
Water & Sewer In Unit:	Yes
Unit #:	B-102
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

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.

Only 1 Premium unit left, this unit features a back door with direct access to the Clubhouse. Water and sewer are stubbed into this unit, and the bathroom has been pre-designed.



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.



BORNHOFT
COMMERCIAL

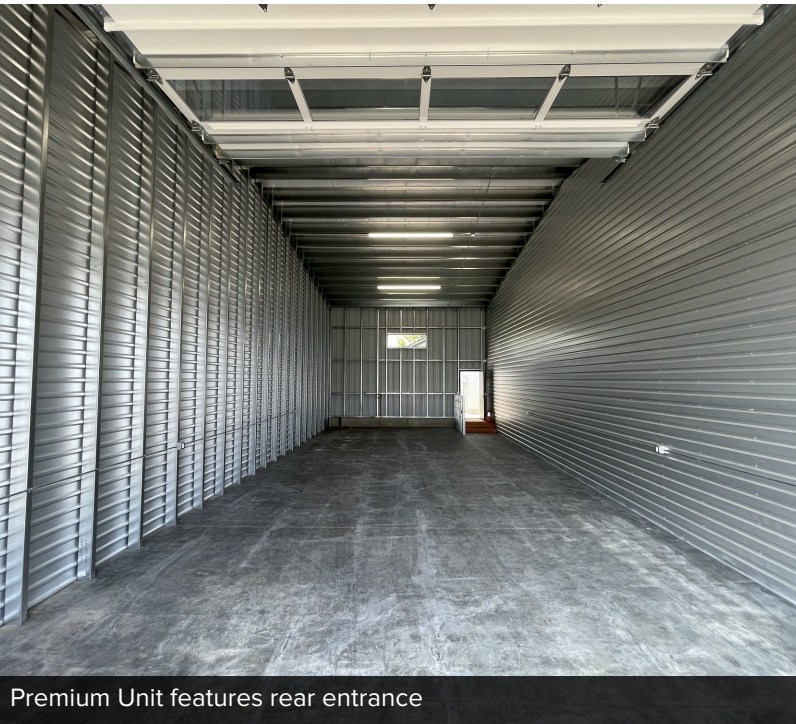
CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

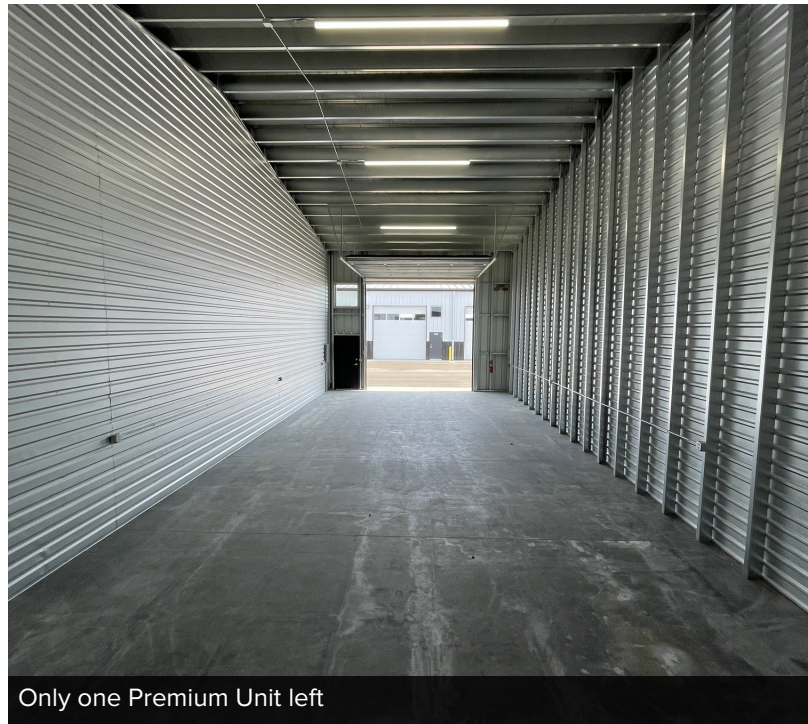
24' x 60' PREMIUM Unit

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224

FOR SALE



Premium Unit features rear entrance



Only one Premium Unit left



Sewer for pre-designed bathroom



Water hook-up



Electrical Panel



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Clubhouse

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Additional Photos

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

Aerial Photo

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224

FOR SALE



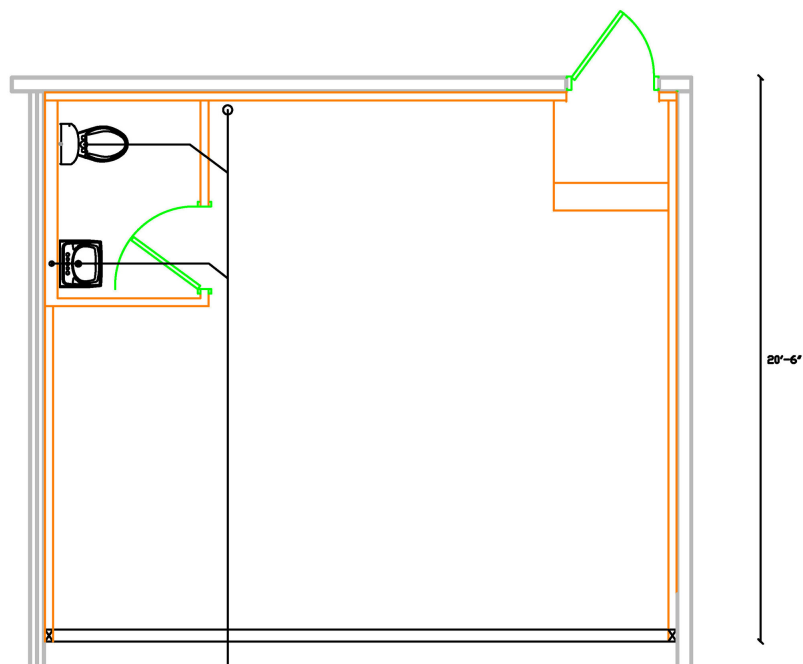
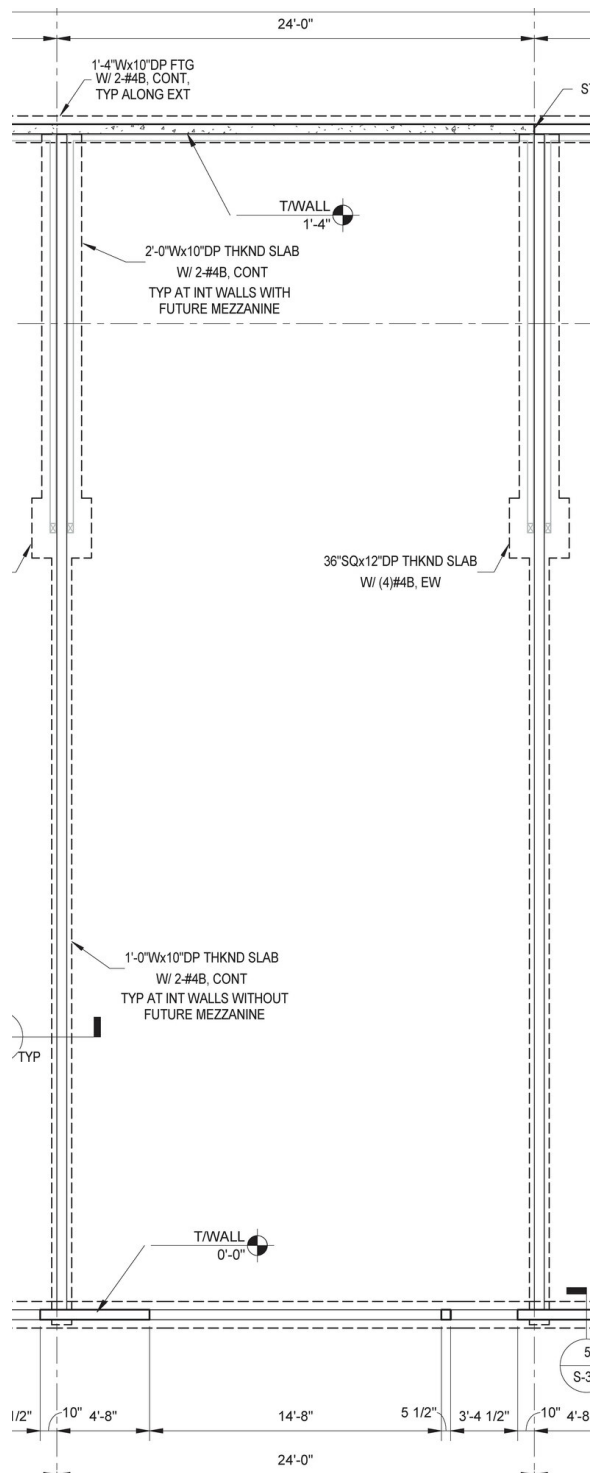
BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com

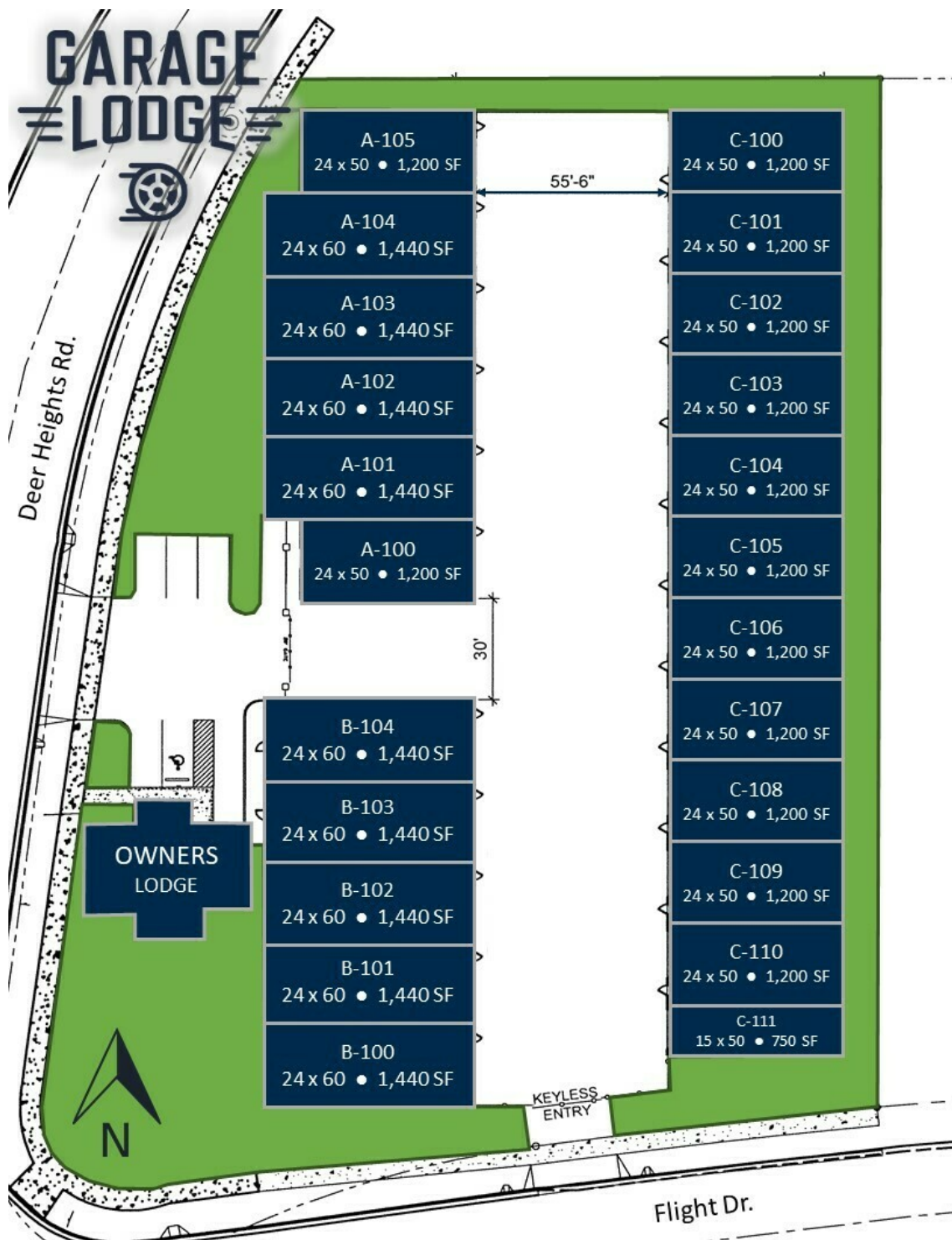
Floor Plans

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224



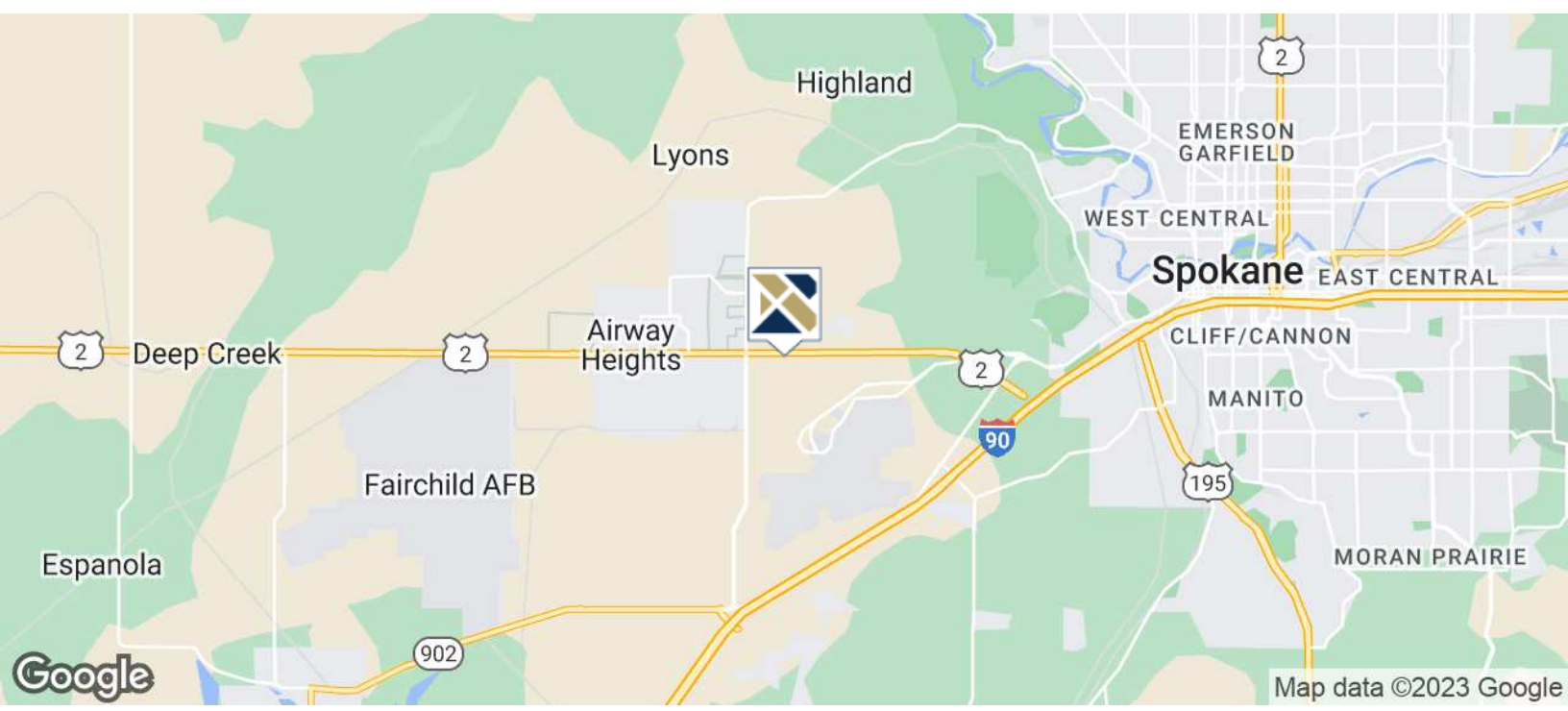
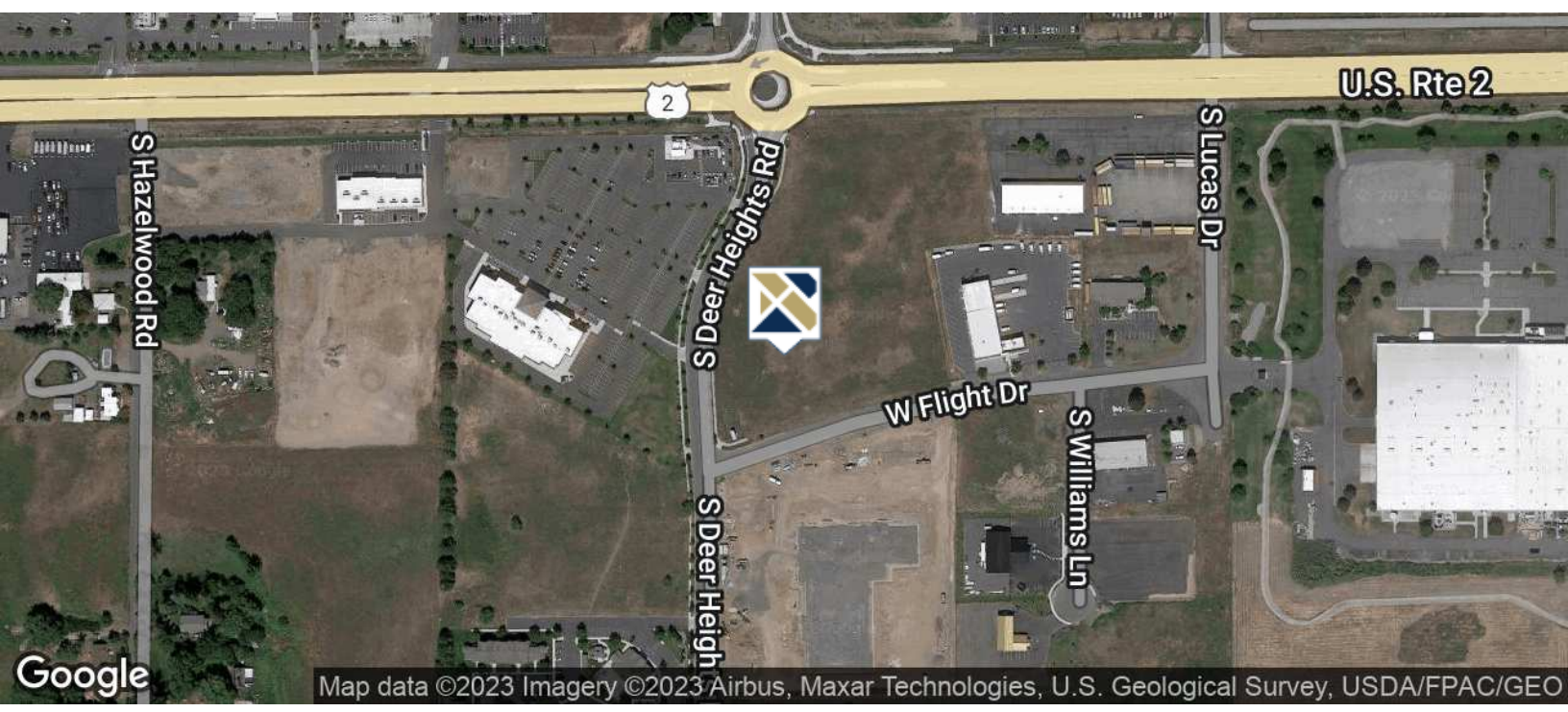
Site Plan

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224



Location Map

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224



Details & Fine Print

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224

UNIT DETAILS & AMENITIES:

- 12' x 14' garage door and 3ft pedestrian door
- 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
- Units are "gas ready" with the gas piping stubbed outside the back wall
- 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 is subject to Covenants, Conditions, and Restrictions
- Absolutely no residential use is allowed. No overnight use is allowed. No exceptions
- Each unit will pay a monthly Owner's Association, currently assessed at \$136/month but is subject to change
- Clubhouse/Lodge is for owners only
- 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



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

509.599.6504
chris@bornhoft.com