

Garage Lodge - 24' x 50'

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224

FOR SALE



BORNHOFT
COMMERCIAL

CHRIS BORNHOFT, CCIM

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Executive Summary

1551 S. DEER HEIGHTS RD, SPOKANE, WA 99224



OFFERING SUMMARY

Sale Price: \$209,900

SF Per Unit: 1,200 SF

Unit Numbers: A-100, A-105, C-100, C-101, C-103, C-104, C-105, C-109, C-110

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.



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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24' x 50' Photos

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Clubhouse

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Additional Photos

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Aerial Photo

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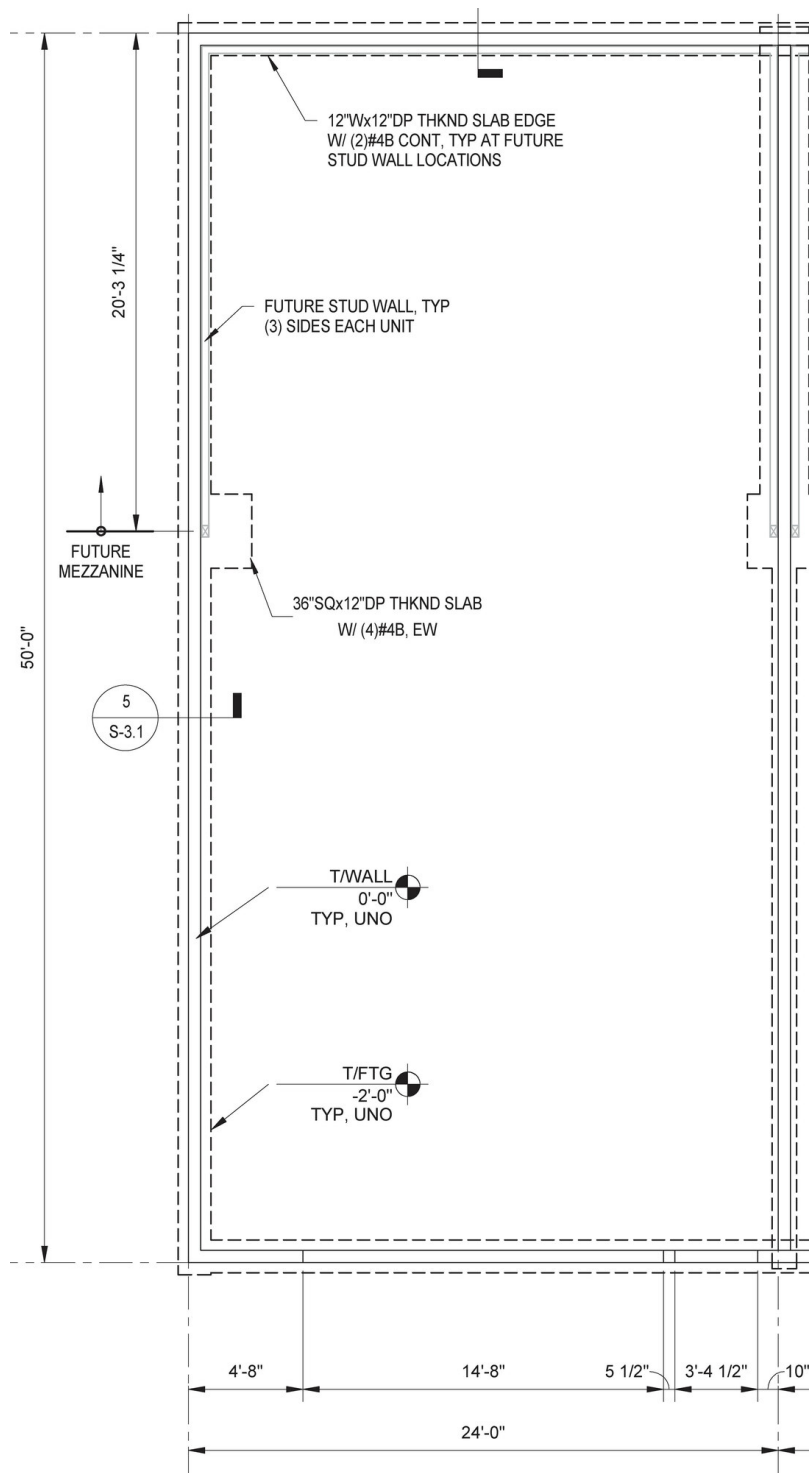
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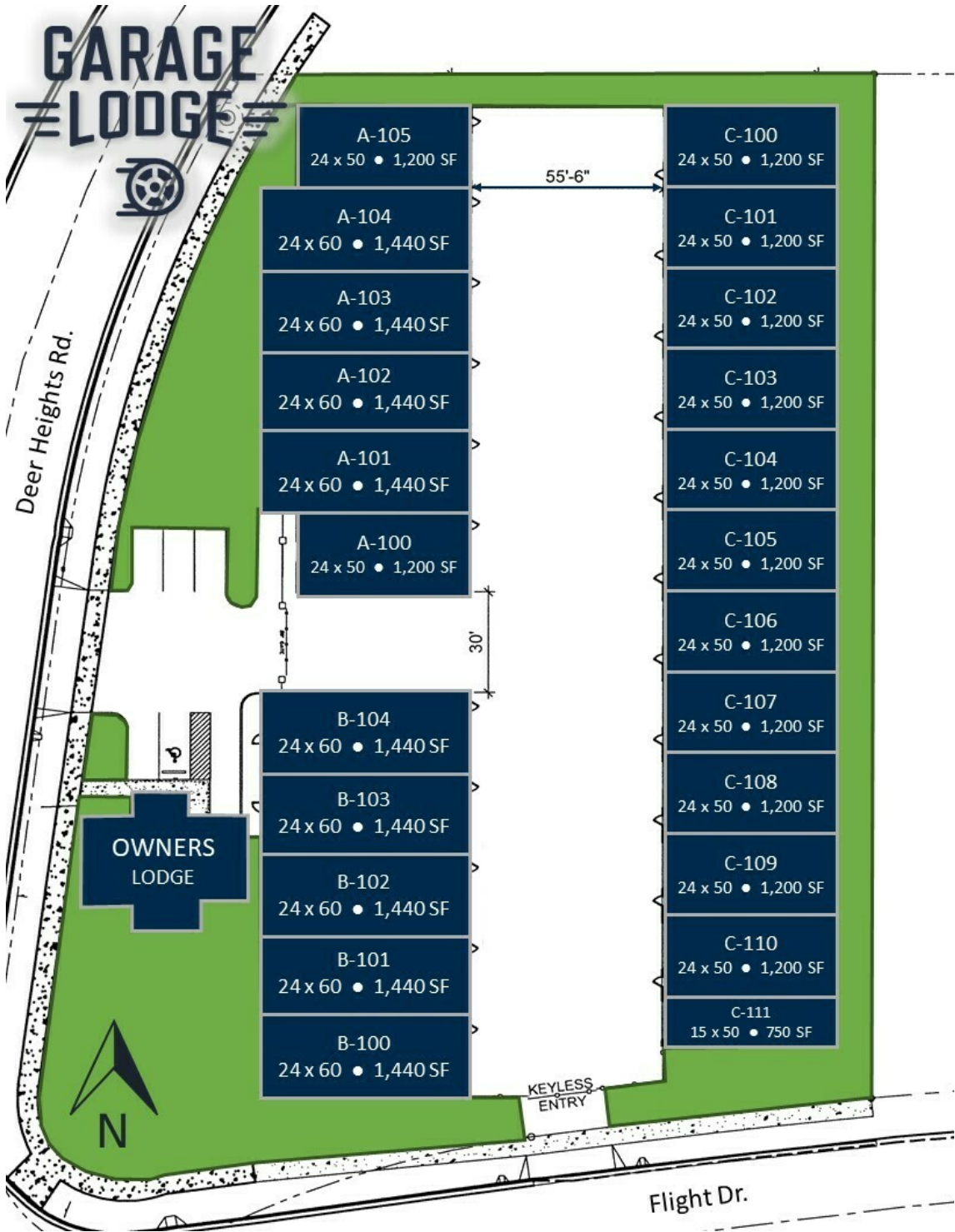
Floor Plan

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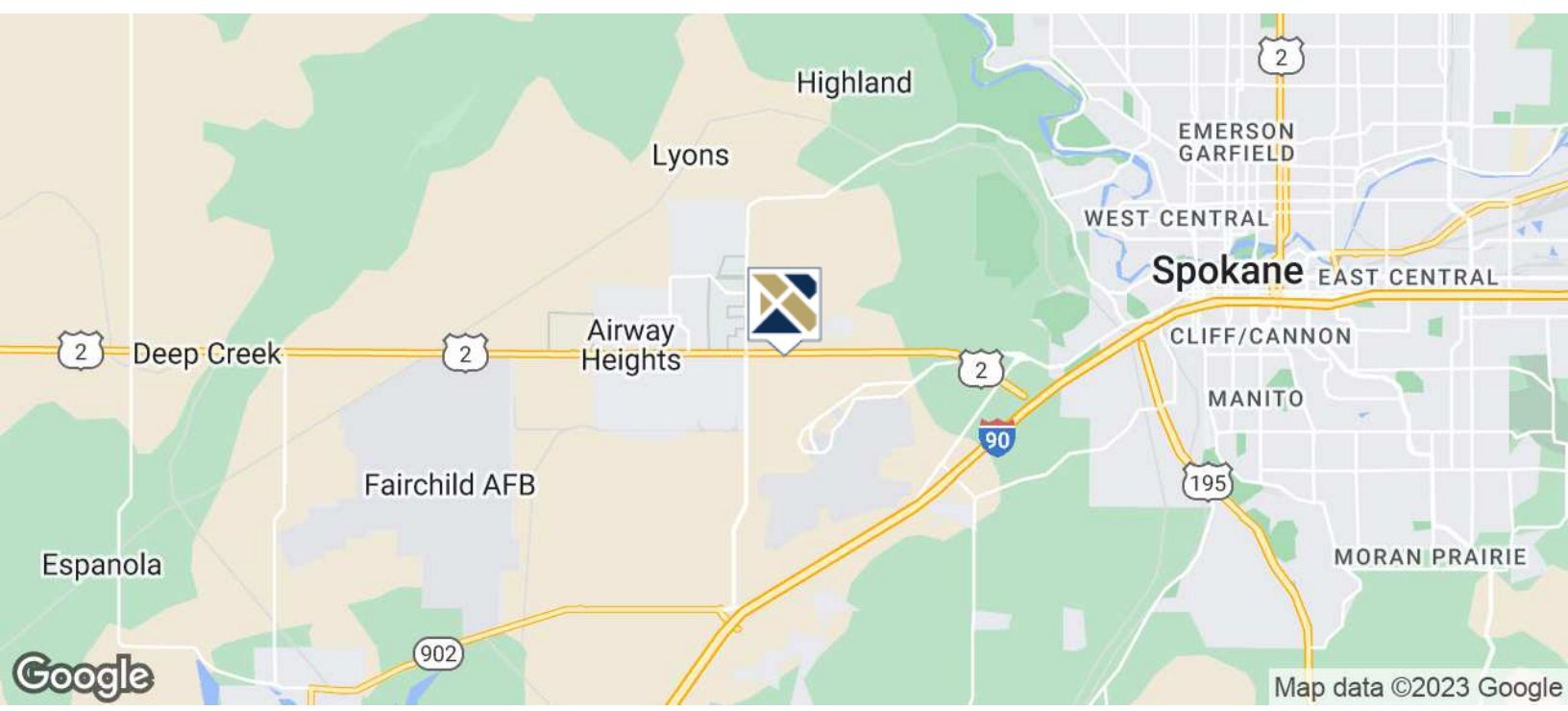
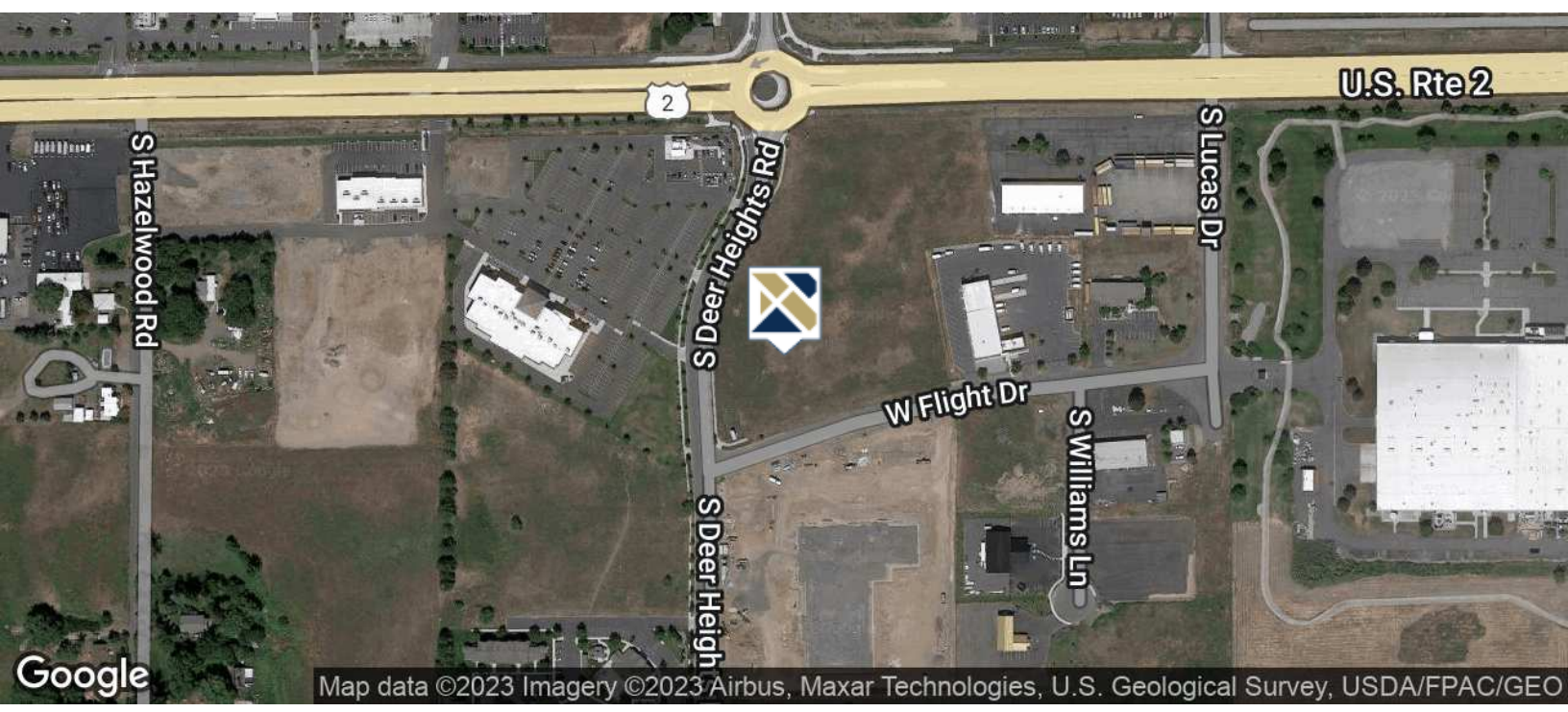
Site Plan

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Location Map

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Details & Fine Print

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UNIT DETAILS & AMENITIES:

- 14' 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



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