

PHASE 2

FOR SALE

LUXURY STORAGE CONDOS YOU OWN!

**END OF SUMMER SALE!
AUGUST - OCTOBER
SALE PRICE \$149 PSF**

FOR SALE
LUXURY GARAGE
CONDO UNITS
KIEMLE
HAGOOD
208.770.2597

LUXURY GARAGE CONDOS OF ATHOL

30784-30986 N. Old Highway 95
Athol, Idaho

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**KIEMLE
HAGOOD**

PROPERTY OVERVIEW

LUXURY GARAGE CONDOS **SALE OPPORTUNITY**

70 TOTAL UNITS + CLUBHOUSE UNIT

±63,975 TOTAL UNIT SQUARE FOOTAGE

±4.166 ACRE SITE SIZE

~~SALE PRICE: \$165 PSF~~

SALE PRICE: \$149 PSF

(Sale Price for August - October only)

UNIT SIZE	UNIT PRICE \$149 PSF	# OF UNITS	AVAILABLE
20x85 1700	\$253,300	TBD	UPON REQUEST
25x48 1200	\$178,800	1	1
25x50 1250	\$186,250	13	10
20x50 1000	\$149,000	34	33
25x35 875	\$130,375	5	5
20x35 700	\$104,300	17	17
CLUB 675	NOT FOR SALE	1	COMMUNITY CLUBHOUSE

HIGHLIGHTS:

- Commercial Financing Available
- Numerous custom upgrades for your business or storage needs
- Perfect for passive small business owner to own your property
- Investors: Leasing opportunity for the in demand small space leasing market
- Located midway between Coeur d'Alene and Sandpoint
- Central location on Highway 95, less than 30 minutes to Coeur d'Alene, Rathdrum, Sagle, Bayview and Hayden

FACILITY AMENITIES:

- Fully fenced/gated with 24hr video surveillance
- 675 SF clubhouse with many features to enjoy
- Fully finished units with insulated walls/ceilings
- 14'x14' insulated smart garage doors and smart man doors on all units
- Heated units with smart thermostats
- Alarm and fire monitoring systems in all units
- Units equipped with Alarm.com smart technology which includes Alarm with motion sensors, smart thermostat, smart garage door access via cellphone, smart locks/handles on man doors, and smart facility gate access. All Alarm.com features can be controlled via cellphone.
- Depending on square footage, four to six 8' led shop lights in all units
- All units individually metered with 100 AMP electrical service, 6 outlets on a dedicated circuit and 30 to 50 AMP RV/boat outlets.

ADDITIONAL OPPORTUNITY

BUILDING D

20'x85' | 1,700 SF Drive Thru Units

AVAILABLE UPON REQUEST

TENANT IMPROVEMENT OPTIONS:

- 10,000 lbs. two posts lifts
- Upper mezzanine buildouts
- Croc coating epoxy floors
- Shelving/cabinets



Finished Unit with Croc Floor

CLUBHOUSE PHOTOS

LUXURY GARAGE CONDOS SALE OPPORTUNITY



UNIT SALE INFORMATION

Luxury Garage Condos


30784-30986 N. Old Highway 95 | Athol, Idaho


VIEW LOCATION




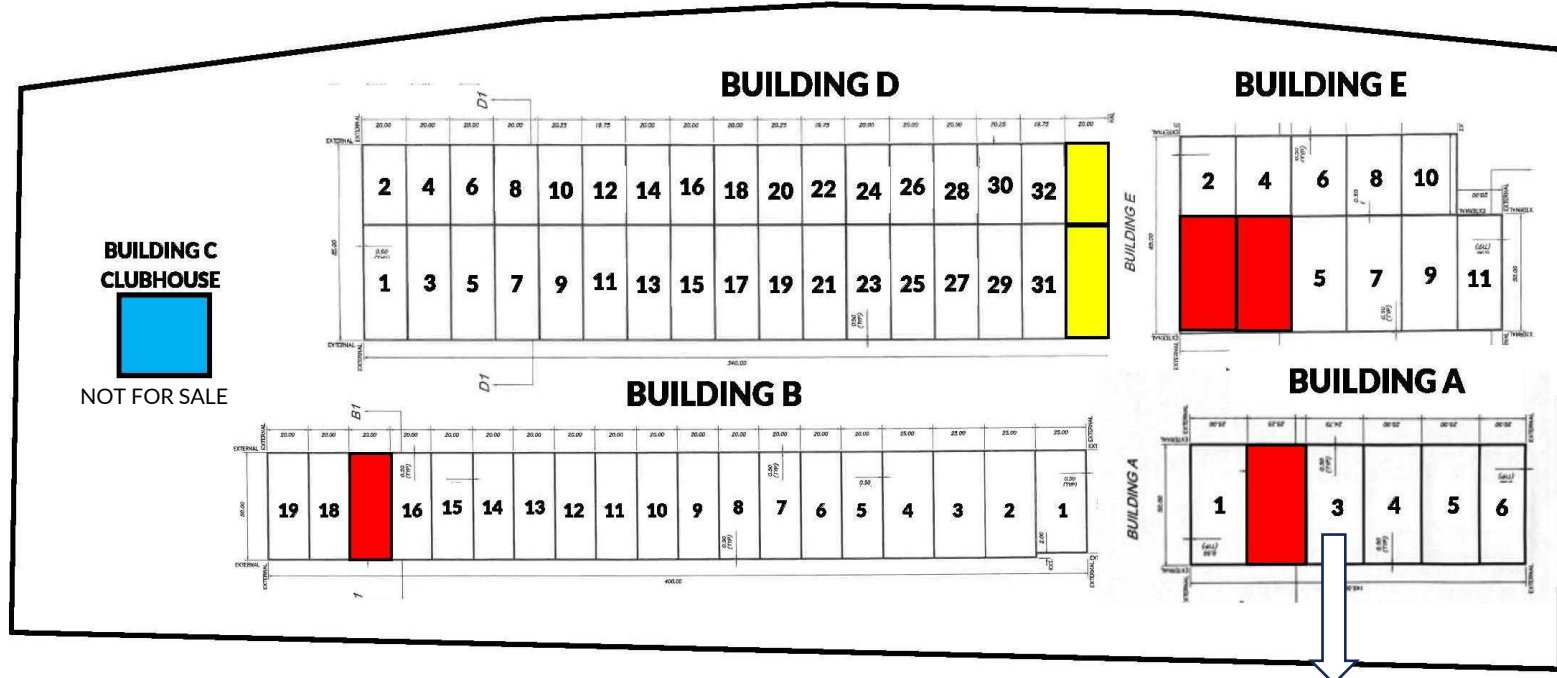
BLDG A: 6 UNITS	
UNIT SIZE	QUANTITY
1000	1
1250	5
BLDG B: 19 UNITS	
UNIT SIZE	QUANTITY
1000	15
1200	1
1250	3
BLDG C: CLUBHOUSE	
UNIT SIZE	QUANTITY
675	1
BLDG D: 34 UNITS	
UNIT SIZE	QUANTITY
700	17
1000	17
BLDG E: 11 UNITS	
UNIT SIZE	QUANTITY
875	5
1000	1
1250	5

ADDITIONAL OPPORTUNITY
BUILDING D
20'x85' | 1,700 SF Drive Thru Units
AVAILABLE UPON REQUEST

SOLD 

RESERVED 

PENDING 



A3: Unit has Epoxy Floors
 *\$222,000

UNIT BREAKDOWN

**AUGUST - OCTOBER SALE PRICES ONLY
DISCOUNTED FROM \$165 PSF TO \$149 PSF**

UNIT #	SQUARE FEET	RATE: \$165 PSF \$149 PSF
BUILDING A		
A1	1250	\$186,250
A2	1250	SOLD
A3	1250	\$186,250
A4	1250	\$186,250
A5	1250	\$186,250
A6	1000	\$149,000
BUILDING B		
B1	1200	\$178,800
B2	1250	\$186,250
B3	1250	\$186,250
B4	1250	\$186,250
B5	1000	\$149,000
B6	1000	\$149,000
B7	1000	\$149,000
B8	1000	\$149,000
B9	1000	\$149,000
B10	1000	\$149,000
B11	1000	\$149,000
B12	1000	\$149,000
B13	1000	\$149,000
B14	1000	\$149,000
B15	1000	\$149,000
B16	1000	\$149,000
B17	1000	\$165,000
B18	1000	\$149,000
B19	1000	\$149,000
BUILDING C - CLUBHOUSE		
C1	675	COMMUNITY CLUBHOUSE
BUILDING D		
D1	1000	\$149,000
D2	700	\$104,300
D3	1000	\$149,000
D4	700	\$104,300
D5	1000	\$149,000
D6	700	\$104,300
D7	1000	\$149,000
D8	700	\$104,300
D9	1000	\$149,000

UNIT #	SQUARE FEET	RATE: \$165 PSF \$149 PSF
BUILDING D		
D10	700	\$104,300
D11	1000	\$149,000
D12	700	\$104,300
D13	1000	\$149,000
D14	700	\$104,300
D15	1000	\$149,000
D16	700	\$104,300
D17	1000	\$149,000
D18	700	\$104,300
D19	1000	\$149,000
D20	700	\$104,300
D21	1000	\$149,000
D22	700	\$104,300
D23	1000	\$149,000
D24	700	\$104,300
D25	1000	\$149,000
D26	700	\$104,300
D27	1000	\$149,000
D28	700	\$104,300
D29	1000	\$149,000
D30	700	\$104,300
D31	1000	\$149,000
D32	700	\$104,300
D33	1000	\$149,000
D34	700	\$104,300
BUILDING E		
E1	1250	SOLD
E2	875	\$130,375
E3	1250	SOLD
E4	875	\$130,375
E5	1250	RESERVED
E6	875	\$130,375
E7	1250	\$186,250
E8	875	\$130,375
E9	1250	\$186,250
E10	875	\$130,375
E11	1000	\$149,000

PARCEL INFORMATION

LUXURY GARAGE CONDOS

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DISTANCE TO

»»» Bayview | ±8 Miles

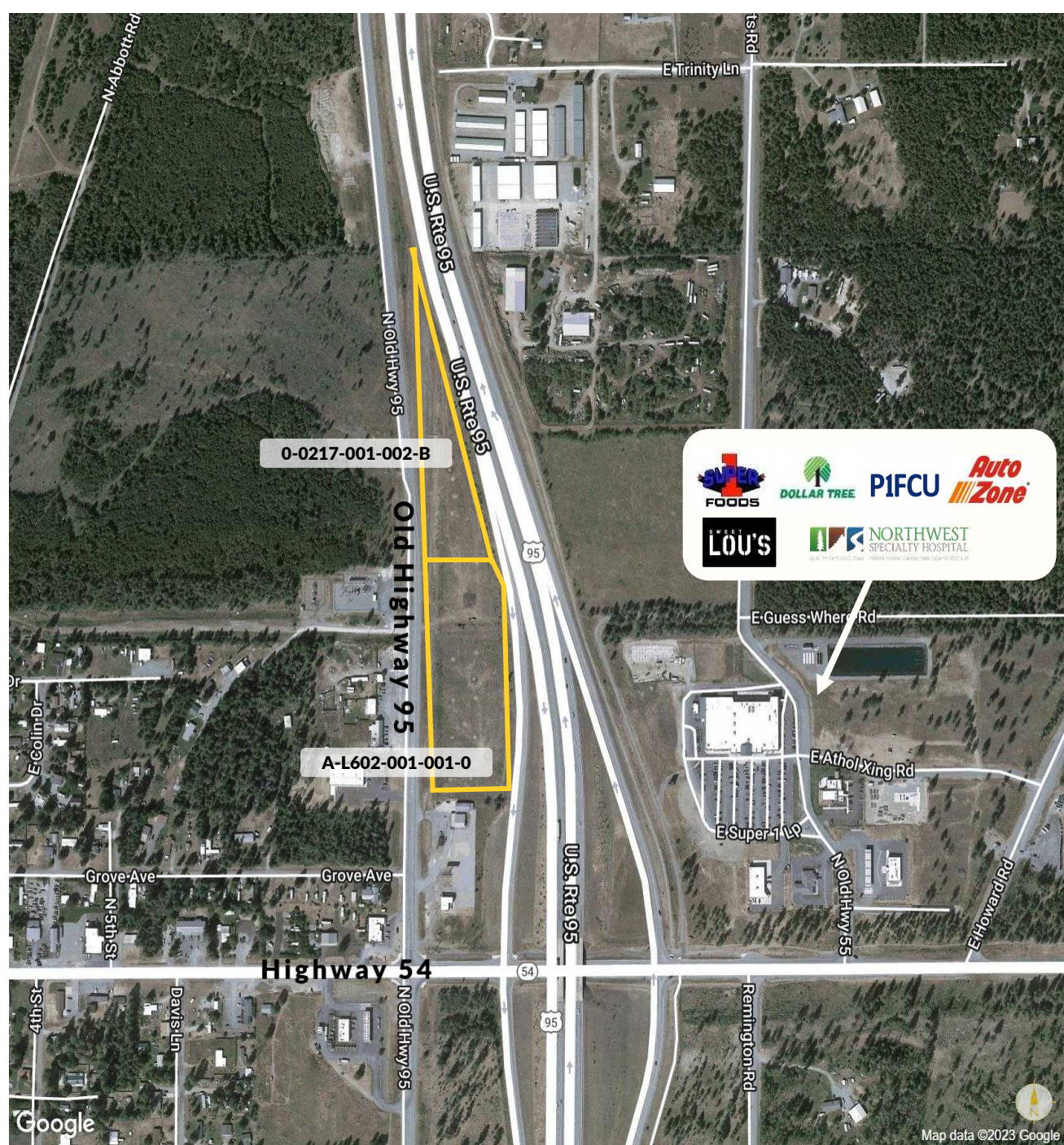
»»» Coeur d'Alene | ±21 Miles

»»» Sandpoint | ±26 Miles

PARCEL NUMBERS:

0-0217-001-002-B

A-L602-001-001-0



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Athol, Idaho



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For more information on this opportunity:



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CREATING REAL ESTATE SOLUTIONS 