

PHASE 2

FOR SALE

LUXURY STORAGE CONDOS YOU OWN!

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

FOR SALE
LUXURY GARAGE
CONDOS 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




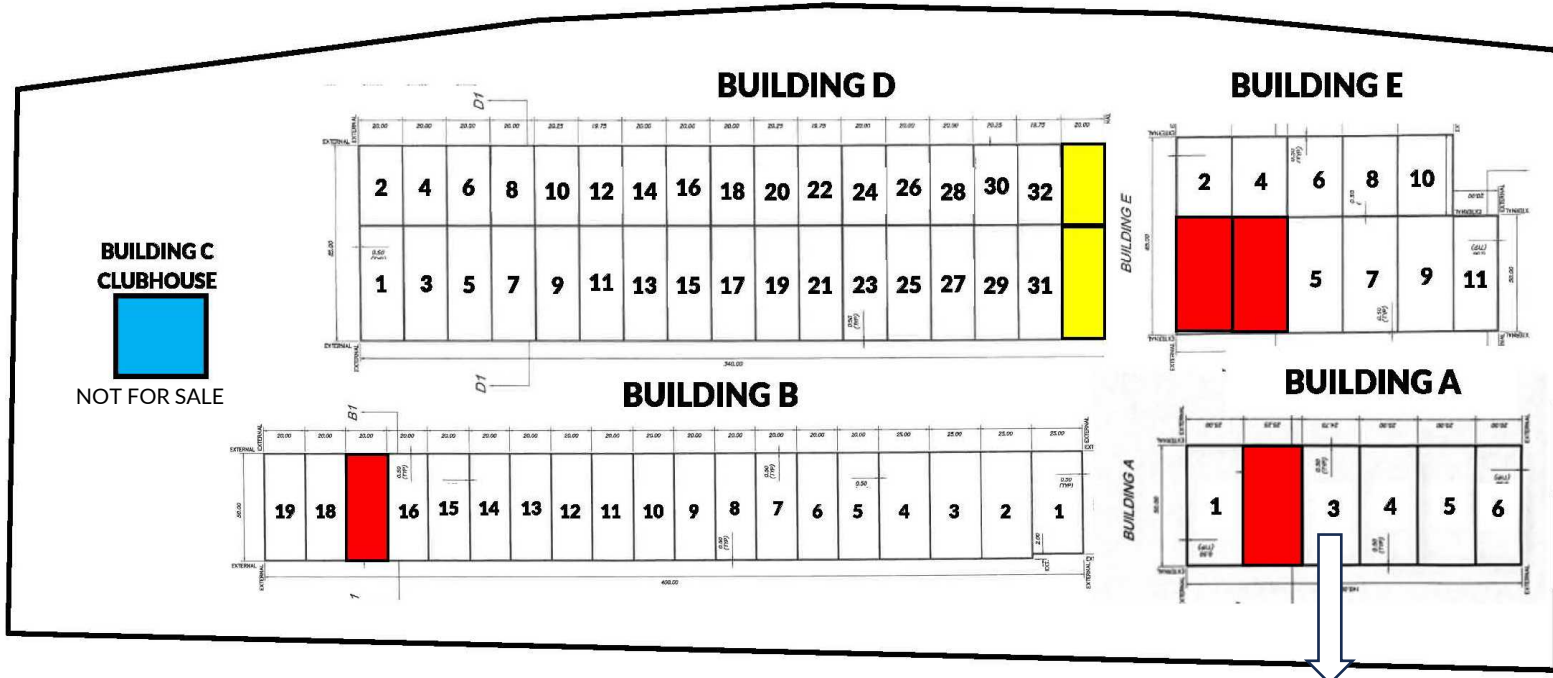
BLDG A: 6 UNITS	
UNIT SIZE	QUANTITY
1000	1
1250	5
BLDG B: 19 UNITS	
UNIT SIZE	QUANTITY
1000	15
1200	1
1250	3
BLDG C: CLUBHOUSE	
UNIT SIZE	QUANTITY
675	1
BLDG D: 34 UNITS	
UNIT SIZE	QUANTITY
700	17
1000	17
BLDG E: 11 UNITS	
UNIT SIZE	QUANTITY
875	5
1000	1
1250	5

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

30784-30986 N. Old Highway 95
Athol, Idaho

DISTANCE TO

»»» Bayview | ±8 Miles

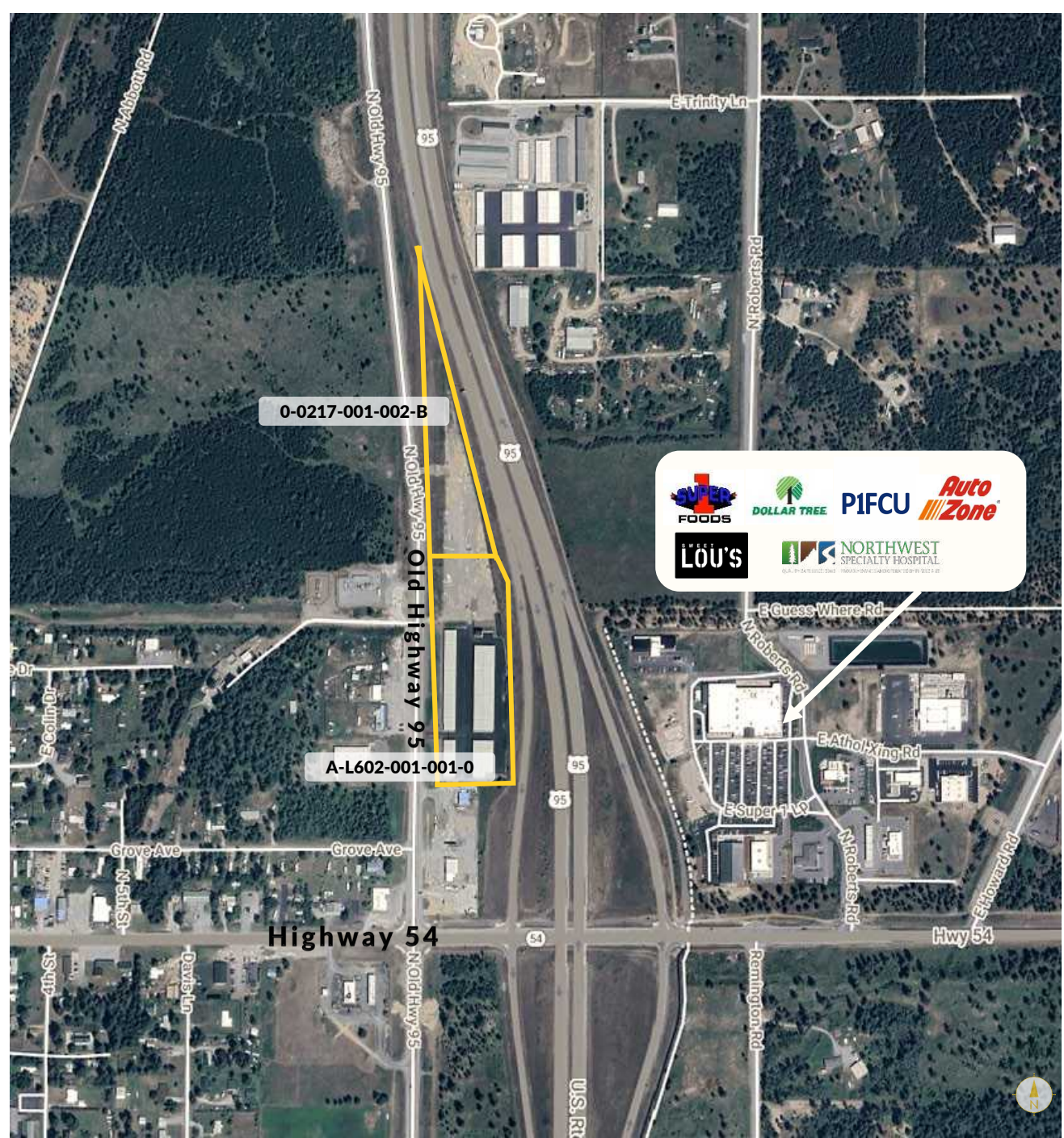
»»» Coeur d'Alene | ±21 Miles

»»» Sandpoint | ±26 Miles

PARCEL NUMBERS:

0-0217-001-002-B

A-L602-001-001-0



A collection of logos for local businesses and services. From top left to bottom right: Super Foods (red cross logo), Dollar Tree (green tree logo), PIFCU (blue text), Auto Zone (red and blue text), Lou's (black and white text), and Northwest Specialty Hospital (green and blue text with a cross logo).

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**KIEMLE
HAGOOD**
CREATING REAL ESTATE SOLUTIONS 