

## Garage Condo For Sale

Size 24x50' = 1200ft<sup>2</sup>

Location: Unit E7- Premiere Garage Condos, 4415 W. Grange Ave. Post Falls, ID 83854.

Property Address (legal): 4425 W. Grange #7, Post Falls, ID 83854

Convenient access to freeway and conveniently located close to the state line.

### Features:

-Stainless steel sink and water plumbed to unit- With Bosch on-demand hot water heater. Sink has installed sediment trap and French drain in ground.

- ----BTU Reznor gas shop heater.

-200 amp electrical panel with outlets throughout and (2) 240V outlets, one is 50amp and one is 30amp. Electrical stubbed in up high for potential future addition of a mezzanine/loft. (9k worth of electrical/lighting upgrades)

-Ample LED Lighting.

-14 x14' automatic lift overhead door (Liftmaster) with remote and keypad entry.

-Drive through capability with the install of 2<sup>nd</sup> overhead door possible.

-Fully insulated and self-contained: mineral wool insulation and sheetrock on side walls. End walls have spray foam insulation, except at future garage door location.

-Association Dues paid through 2024, (\$612/yr or \$51/month in 2024)