

## ORONO GARAGE CONDOS

Fully customizable, premium garages  
minutes away from Lake Minnetonka

430 OLD CRYSTAL BAY RD N  
ORONO, MN

CONSTRUCTION: PHASE 1 33 Units Completed in 2025





# YOUR STORAGE. YOUR WAY.

YOURS TO OWN. FULLY CUSTOMIZABLE,  
PREMIUM STORAGE GARAGES FOR YOUR BOAT,  
RV, CAR, OR RECREATIONAL EQUIPMENT  
– JUST MINUTES AWAY FROM LAKE  
MINNETONKA AND THE WESTERN SUBURBS.

Orono Garage Condos are more than just storage—they're flexible spaces to make entirely your own. Don't just store your boat or RV; clean it, outfit it, and keep all your gear in one place. Whether it's a boat, a project workshop, or a launch point for weekend pursuits. Each unit is move-in ready and endlessly customizable to suit your lifestyle.





# AMENITIES

## UTILITIES

- Water – stubbed
- Sewer – stubbed
- Electrical – 150 Amp service
- Internet – prewired for high-speed internet

## HEATING & COOLING

- In-floor gas heat
- Oversized industrial ceiling fan
- Insulated walls and ceiling

## COMMUNAL CARE

- Snow removal
- Lawn care

## CONSTRUCTION

- Up to 26' ceilings
- 14' industrial overhead door with windows
- Painted interior
- Metal lined ceiling
- LED lighting
- Roughed-in bathroom with shower
- Floor drain
- Hose bibb

## SAFETY & SECURITY

- Full fire suppression sprinkler system
- Gated with keypad or cell phone entry
- Fully security fenced
- Security cameras



# FLOOR PLANS



**20 x 40**

800 sq ft  
14' x 14' garage door  
\$249,900



**24 x 40**

960 sq ft  
16' x 14' garage door  
\$299,900



**24 x 46**

1,104 sq ft  
16' x 14' garage door  
\$329,900



**31 x 46**

1,426 sq ft  
20' x 14' garage door  
\$424,900

# OUTFITTING YOUR GARAGE

## 1. SELECT YOUR UNIT

Pick your unit size.

20 x 40

24 x 40

24 x 46

31 x 46

## 2. MAKE IT YOURS

Pick your package.

### BASE

Move-in ready from day one, our base package includes all standard in-unit amenities.

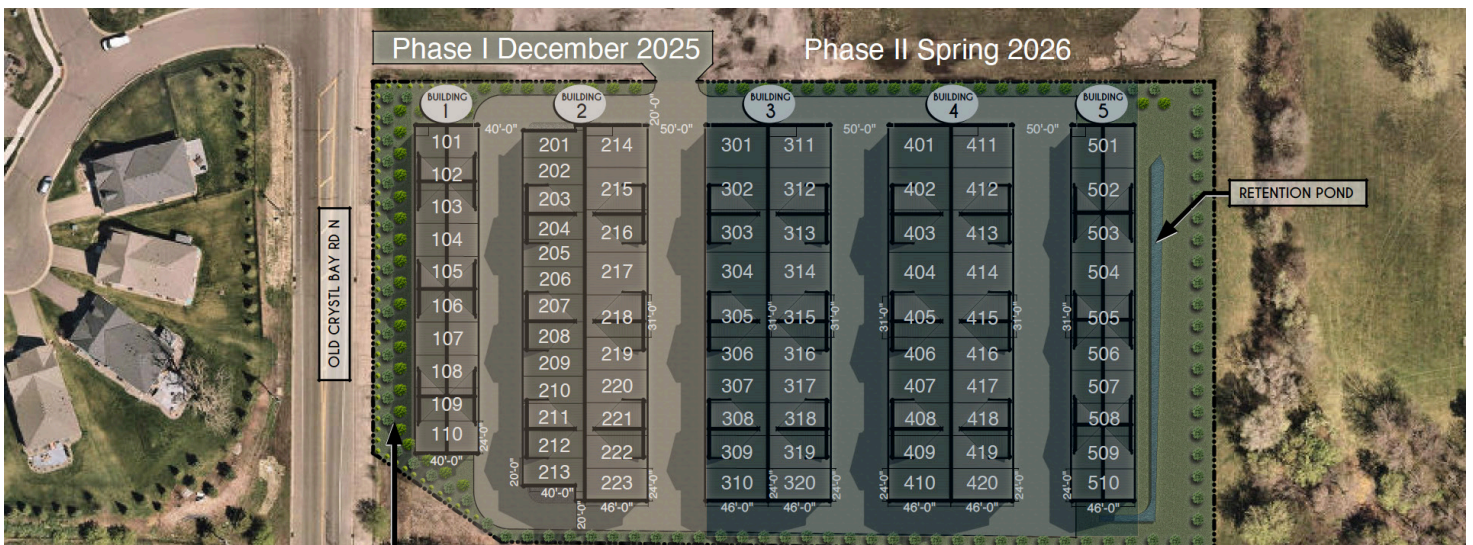
### FULL CUSTOM

Looking for a fully custom build out? We've partnered with Mikan Custom Homes to help you achieve exactly what you want.



## 3. CLOSE

Closing is a simple real estate transaction. We'll walk you through the entire process from purchase to possession. Easy finance options available with our preferred lender, South Story Bank & Trust.



REACH OUT TO RESERVE YOUR SPACE.



## FAQs

### What amenities are included with each unit?

- In-floor gas heat
  - Floor drain
  - Hose bibb
  - 150A electrical
  - Up to 26' ceilings
  - 14' industrial overhead door with windows
  - Painted interior
  - Metal lined ceiling
  - Oversized industrial ceiling fan
  - LED lighting
  - Roughed-in bathroom with shower
  - Full fire suppression sprinkler system
  - Insulated walls and ceiling
  - Internet ready
- 

### What communal amenities are available?

- Gated with keypad or cell phone entry
  - Fully security fenced
  - Security cameras
  - Snow removal
  - Lawn care
- 

### Is my unit secure?

Yes. The entire facility is fully fenced and gated with passcode-controlled access. Security cameras monitor the property 24/7, providing peace of mind whether you're onsite or away.

### What if I want to sell my unit?

Selling your unit is just like selling any piece of real estate. You can list it with a realtor or manage the sale yourself. Additionally, Orono Garage Condos offers a buyback program for qualified units to streamline the resale process—contact us for current terms.

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### Are utilities included?

Utilities such as electricity, water, sewer, and internet hookup are available, but you are responsible for setting up and maintaining individual service accounts.

- Water – stubbed
  - Sewer – stubbed
  - Electrical – 150 Amp service
  - Internet – prewired for high-speed internet
- 

### Can I customize my garage?

Yes, you are free to make additional custom modifications after your purchase—turn your unit into exactly what you need, on your own timeline.

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### Is there a COA?

Yes. A commercial owners' association (COA) is in place to manage and maintain all communal amenities, including snow removal, landscaping, and security.

## GET IN TOUCH

Reach out to reserve your unit.

612 464 2897

[INFO@ORONOGARAGECONDOS.COM](mailto:INFO@ORONOGARAGECONDOS.COM)

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ORONO, MN 55356

