

**PHASE 2**

# FOR SALE

## LUXURY STORAGE CONDOS YOU OWN!

**SALE PRICE: \$135.00 PSF**

- Highest quality units on the market!
- Heated and Insulated
- Fully Finished
- Smart Technology

### LUXURY GARAGE CONDOS OF ATHOL

30784-30986 N. Old Highway 95  
Athol, Idaho 83801

**CHAD BURD**  
D | 208.770.2597  
C | 678.773.6677

[chad.burd@kiemleahagood.com](mailto:chad.burd@kiemleahagood.com)

**KIEMLE  
HAGOOD**

## UPSCALE GARAGE CONDOS DESIGNED FOR YOUR LIFESTYLE!

~~SALE PRICE~~ ~~\$165.00 PER SQ. FT.~~

**NEW SALE PRICE \$135.00 PER SQ. FT.**

**Total Units:** 70 + Clubhouse Unit  
**Total SF:** ±67,725 SF  
**Site Size:** ±4.166 acres



**±1,000 SF UNIT OFFERED AT \$135,000**

### → **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.

### → **HIGHLIGHTS:**

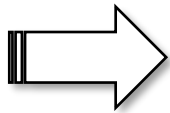
- Commercial Financing Available
- Numerous custom upgrades for your business or storage needs
- Perfect for passive small business owner to own your property
- Investors: Leasing opportunity for the in demand small space leasing market
- Located midway between Coeur d'Alene and Sandpoint
- Central location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



# PROPERTY OVERVIEW

LUXURY GARAGE CONDOS **SALE OPPORTUNITY**

UNIT SIZE	UNIT PRICE \$135.00 PSF	# OF UNITS	AVAILABLE
20x85   1700	\$229,500	TBD	UPON REQUEST
25x48   1200	\$162,000	1	1
25x50   1250	\$168,750	13	10
20x50   1000	\$135,000	34	33
25x35   875	\$118,125	5	5
20x35   700	\$94,500	17	17
CLUB   675	NOT FOR SALE	1	COMMUNITY CLUBHOUSE



## ADDITIONAL OPPORTUNITY

BUILDING D

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

*\*AVAILABLE UPON REQUEST\**

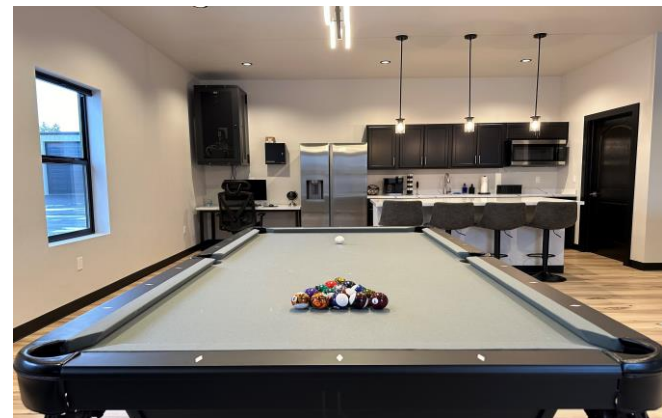
## TENANT IMPROVEMENT OPTIONS:

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



# CLUBHOUSE PHOTOS

LUXURY GARAGE CONDOS SALE OPPORTUNITY



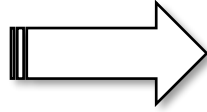


# UNIT SALE INFORMATION

Luxury Garage Condos

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

VIEW LOCATION





ADDITIONAL OPPORTUNITY


BUILDING D

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

*\*AVAILABLE UPON REQUEST\**

**SOLD** 

**RESERVED** 

**PENDING** 

**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**

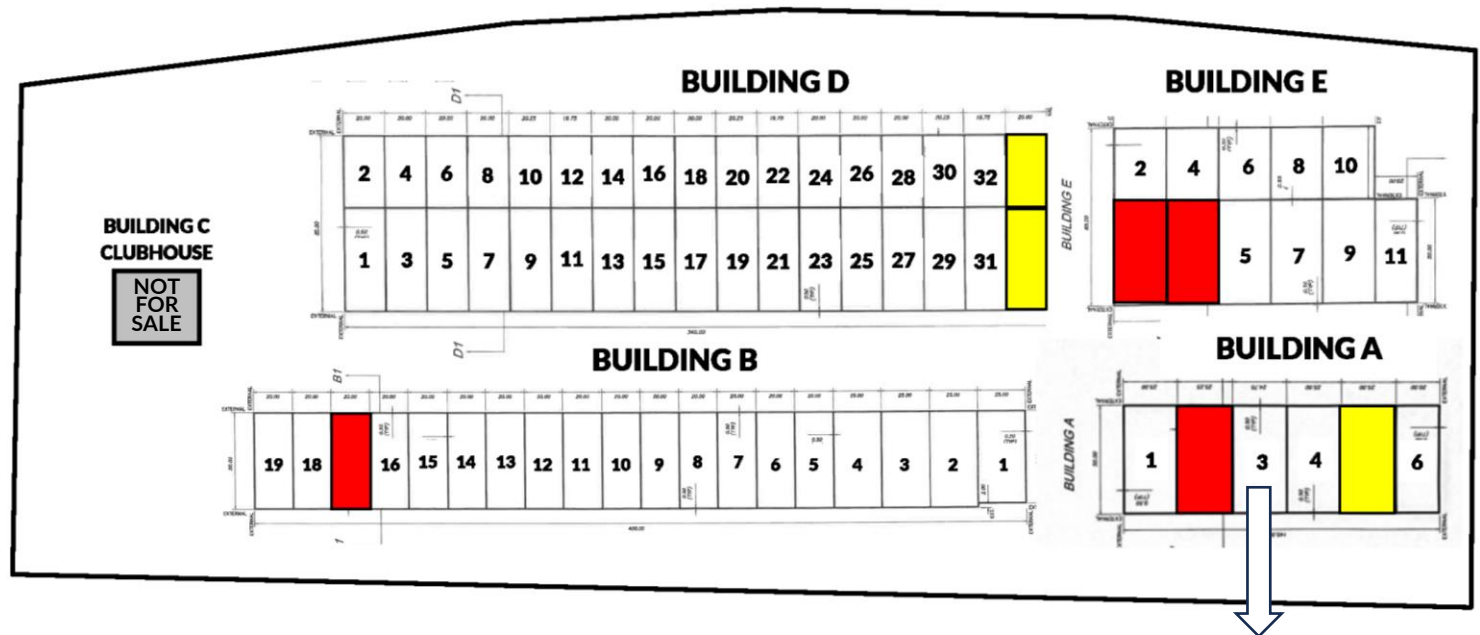
UNIT SIZE	QUANTITY
675	1

**BLDG D: 34 UNITS**

UNIT SIZE	QUANTITY
700	17
1000	17

**BLDG E: 11 UNITS**

UNIT SIZE	QUANTITY
875	5
1000	1
1250	5



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

# UNIT BREAKDOWN

DISCOUNTED FROM \$165 PSF TO **\$135 PSF**

UNIT #	SQUARE FEET	RATE: <del>\$165 PSF</del> \$135 PSF
<b>BUILDING A</b>		
A1	1250	\$168,750
<b>A2</b>	<b>1250</b>	<b>SOLD</b>
A3	1250	\$168,750
A4	1250	\$168,750
<b>A5</b>	<b>1250</b>	<b>RESERVED</b>
A6	1000	\$135,000
<b>BUILDING B</b>		
B1	1200	\$162,000
B2	1250	\$168,750
B3	1250	\$168,750
B4	1250	\$168,750
B5	1000	\$135,000
B6	1000	\$135,000
B7	1000	\$135,000
B8	1000	\$135,000
B9	1000	\$135,000
B10	1000	\$135,000
B11	1000	\$135,000
B12	1000	\$135,000
B13	1000	\$135,000
B14	1000	\$135,000
B15	1000	\$135,000
B16	1000	\$135,000
<b>B17</b>	<b>1000</b>	<b>SOLD</b>
B18	1000	\$135,000
B19	1000	\$135,000
<b>BUILDING C - CLUBHOUSE</b>		
<b>C1</b>	<b>675</b>	<b>COMMUNITY CLUBHOUSE</b>
<b>BUILDING D</b>		
D1	1000	\$135,000
D2	700	\$94,500
D3	1000	\$135,000
D4	700	\$94,500
D5	1000	\$135,000
D6	700	\$94,500
D7	1000	\$135,000
D8	700	\$94,500
D9	1000	\$135,000

UNIT #	SQUARE FEET	RATE: <del>\$165 PSF</del> \$135 PSF
<b>BUILDING D</b>		
D10	700	\$94,500
D11	1000	\$135,000
D12	700	\$94,500
D13	1000	\$135,000
D14	700	\$94,500
D15	1000	\$135,000
D16	700	\$94,500
D17	1000	\$135,000
D18	700	\$94,500
D19	1000	\$135,000
D20	700	\$94,500
D21	1000	\$135,000
D22	700	\$94,500
D23	1000	\$135,000
D24	700	\$94,500
D25	1000	\$135,000
D26	700	\$94,500
D27	1000	\$135,000
D28	700	\$94,500
D29	1000	\$135,000
D30	700	\$94,500
D31	1000	\$135,000
D32	700	\$94,500
<b>D33</b>	<b>1000</b>	<b>RESERVED</b>
<b>D34</b>	<b>700</b>	<b>RESERVED</b>
<b>BUILDING E</b>		
<b>E1</b>	<b>1250</b>	<b>SOLD</b>
E2	875	\$118,125
<b>E3</b>	<b>1250</b>	<b>SOLD</b>
E4	875	\$118,125
E5	1250	\$168,750
E6	875	\$118,125
E7	1250	\$168,750
E8	875	\$118,125
E9	1250	\$168,750
E10	875	\$118,125
E11	1000	\$135,000

**SOLD**  **RESERVED**  **PENDING**

# 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

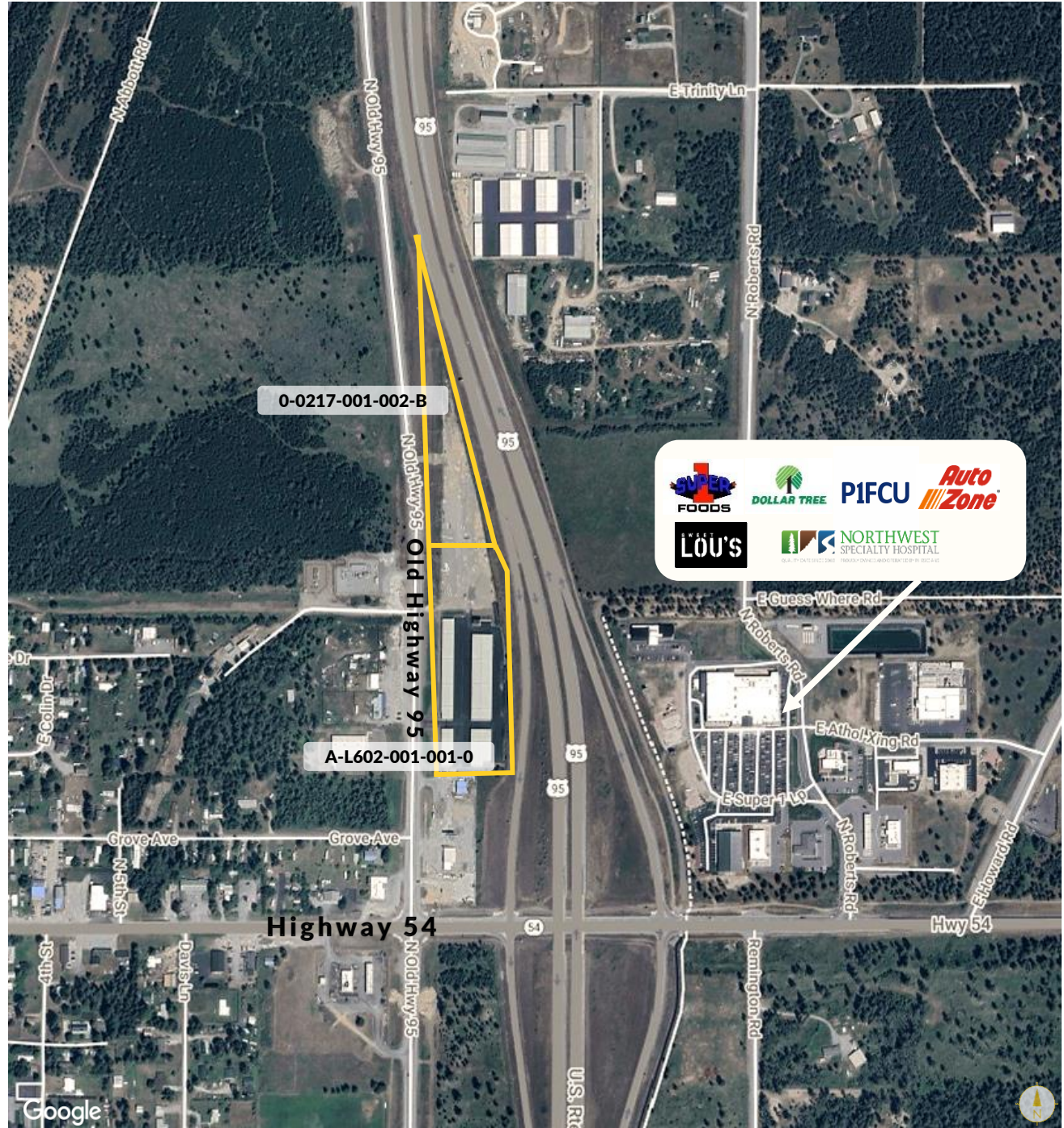
### VIEW LOCATION →



### PARCEL NUMBERS:

0-0217-001-002-B

A-L602-001-001-0







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For more information on this opportunity:

**CHAD BURD, SIOR**

D | 208.770.2597

C | 678.773.6677

[chad.burd@kiemlehagood.com](mailto:chad.burd@kiemlehagood.com)

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