

GARAGE CONDOMINIUMS

207 Monroe Street N. North Hudson 54016

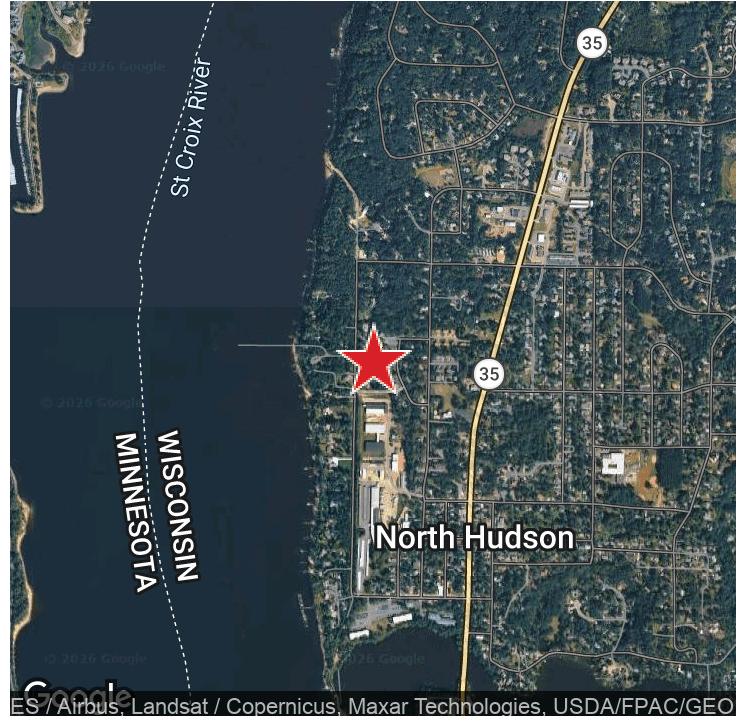


FOR MORE INFORMATION CONTACT:

BRIAN ZELLER
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STEVE OGREN
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Executive Summary



SALE PRICE

\$140,000.00 -
\$300,000.00

OFFERING SUMMARY

Total Building Size: 26,460

Lot Size: 2.66 Acres

Assorted Condo Sizes Available

PID #: 161-2022-90-000

Zoning: G2- Business Commercial

Parking: Ample

Built: 1880 / Renovated 2025

PROPERTY OVERVIEW

A Statement Investment in Lifestyle & Function

This is not traditional storage- this is a curated environment for owners who are looking for garage condominiums that offer elevated quality spaces, private owner amenities mixed with a blend of design flexibility.

PROPERTY HIGHLIGHTS

- Perimeter Fence/ Gated Entrance (Pending)
- Units Plumbed For Toilet or Kitchen or Floor Drain
- City Sewer and Water
- 3 Phase Electrical Power / Each Unit Separately Metered Heat/ Cooling
- Sprinklered Facility
- CO2 Exhaust System
- Perimeter Security Cameras
- Shared Clubhouse Common Area
- Common Area Association Dues
- Two Garage Door Sizes: 14' W X 16' H or 12' W X 17' H

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Elevate Your Space. Own The Exceptional

PRIVATE EXECUTIVE QUALITY GARAGE CONDOMINIUMS FOR WORK, PASSION AND LIFESTYLE

Where Historic Character Meets Modern Ownership

Step into a rare ownership opportunity within a masterfully restored 1880 railroad building, reimagined in 2025 into a collection of premium garage condominiums. This distinctive property offers more than just space- it delivers a private, high-end environment designed for those who value quality, flexibility, privacy, and pride in ownership.



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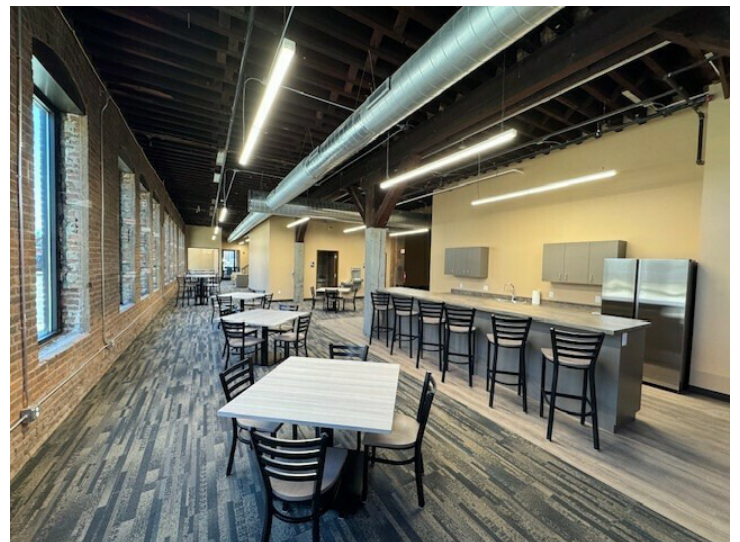
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Refined Features & Amenities

- Delivered in shell condition, ready for premium custom build-outs
- Accommodates mezzanines, offices, lounges, bathrooms, and more
- Access to an exclusive clubhouse-blending modern design with preserved historic architecture



CONFERENCE ROOM



SOCIAL GATHERING AREA

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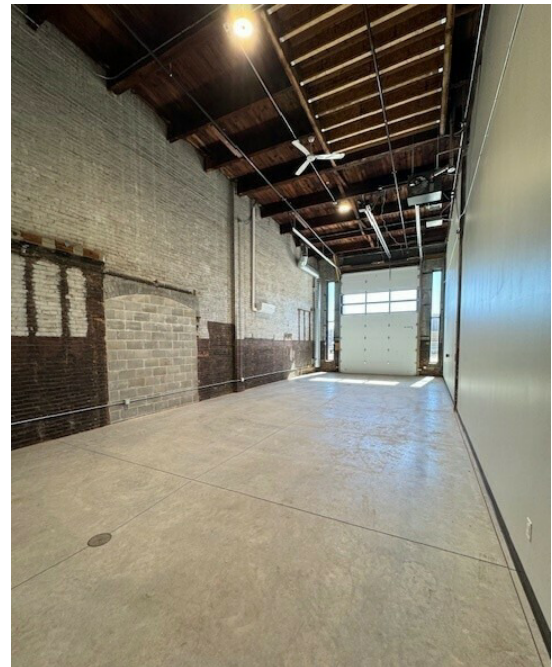
Designed For The Way You Live & Operate

Perfectly suited for discerning owner-users, these units offer the freedom to create a space that reflects your personal or professional lifestyle. More than storage, its a personal destination

- Showcase and store your collector vehicles
- Store boats, RV's, Motorcycles or Specialty Equipment
- Build out a customer workshop or creative space to relax, tinker or unwind
- Secure high-end storage with long-term ownership benefits



Sample Buildout With Mezzanine Level



Sample Model

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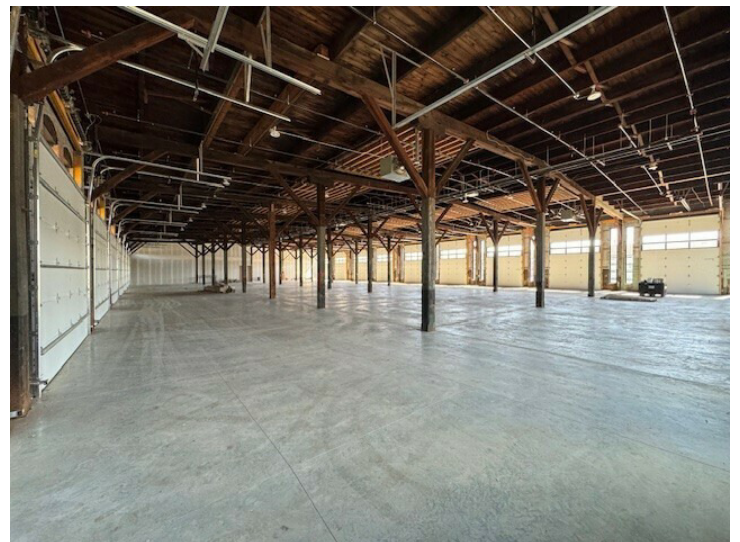
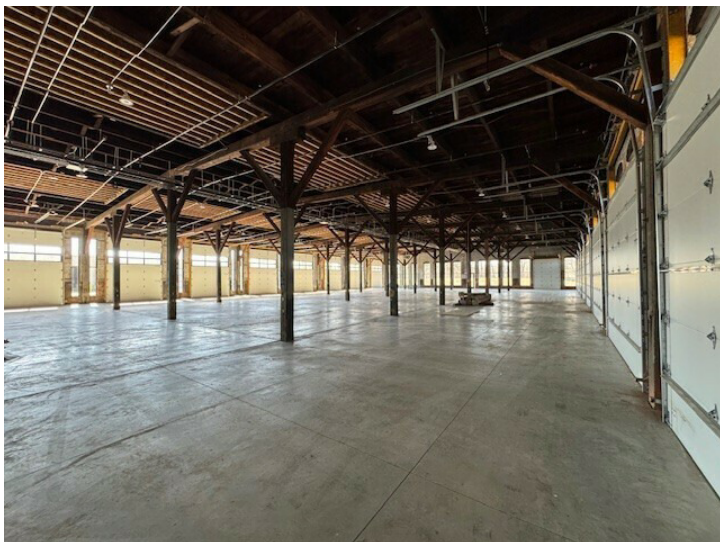
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Ownership Without Compromise

ENJOY THE BENEFITS OF OWNERSHIP WITHOUT THE BURDEN OF MAINTENANCE

- HOA dues up to approximately \$125/month (condo size dependent)
- Covers exterior upkeep, snow removal, landscaping, insurance, and common utilities
- **Fee Simple HOA condominium documents available upon request**



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Additional Photos

**End of the Road
Garages Condominium**
Located in the NW 1/4 of the SW 1/4 of
Section 13, T29N, R20W, Village of North
Hudson, St. Croix County, Wisconsin.

Notes
1. The four measurements of the
First Floor and the Second Floor
are oriented in the same direction.
2. Units 101-120 extend from the
First Floor to the Second Floor.
There is not a ceiling between them.

Daniel P. Kugel
DANIEL P. KUGEL, S2001, 303 N.E. 252ND ST
RIVER FALLS, WI 53074
Real Estate Broker
Date: 11th 3rd Day of November, 2025.

Unit Number	Area (square feet)
100	4874
101 (Garage)	1089
101 (Outside)	616
102 (Garage)	967
102 (Outside)	1300
103	1000
104	900
105	1000
106	900
107	1000
108	900
109	1000
110	900
111	1000
112	900
113	1000
114	900
115	1000
116	900
117	1000
118	900
119	1089
120	965
201	3062
301	1309
302	1309
303	1309
304	1309
305	1309
306	1309
307	1309
308	1309
309	1309

Common Element Location and Dimensions (on the Second Floor)

First Floor Dimensions

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