



Flex Storage Condos for Sale

2510 CANADA DRIVE, COLORADO SPRINGS, CO 80922

ANNOUNCING! MyGarage@Northcrest



Overview

Thank you for considering My Garages@Northcrest - the business / storage condos at 2510 Canda Drive.

The project was designed for storage, but demand has been very strong for small businesses looking for storage and/or a location to run their business which we encourage, with the caveat that there is no retail parking of any kind, and that access is limited for security purposes.

There are a total 71 units for sale. The sizes run from 810 square feet to 1,190 square feet.

PRICING

- Building C: Units 1 - 14 (990 square feet) = \$215,000 (12' wide x 15' tall overhead door)
- Building C: Unit 15 (1,190 square feet) = \$258,000 (12' wide x 15' tall overhead door)

Note: Building C: These units are all 55' deep.

- Building A: Units 1 - 19 (810 square feet) = \$175,000 (12' wide x 15' tall overhead door)
- Building A: Unit 20 (905 square feet) = \$196,000 (15' tall overhead door)

Note: Building A: These units are all 45' deep.

- Building B: Units 1 - 17 (810 square feet) = \$185,000 (12' wide x 16' tall overhead door)
- Building B: Unit 18 (850 square feet) = \$185,000 (12' wide x 16' tall overhead door)
- Building B: Units 19 - 35 (900 square feet) = \$195,000 (12' wide x 16' tall overhead door)
- Building B: Unit 36 (970 square feet) = \$210,000 (12' wide x 16' tall overhead door)

Note: Building B: North, half of the unit are all 45' deep; Building B: South half of the units are all 50' deep.

Rev: November 24, 2025



Our Network Is Your Edge

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DELIVERY

- Building C should be constructed and delivered in the 4th quarter, 2025.
- Building A should be constructed and delivered in the 1st quarter, 2026.
- Building B should be constructed and delivered in the 2nd quarter, 2026.

DRIVE LANE

- There is a 45' wide drive lane between buildings A & B.
- There is a 55' drive lane between buildings B & C.

Note: All drive lanes and common concrete will be poured concrete 4,000 psi

WASH BAY, DUMP STATION, AND COMMON BATHROOMS

- There is a wash bay and dump station available for owners.
- There is a common bathroom on the east end of each building.

STANDARD FEATURES

- Each unit is 18' interior ceiling height.
- Each unit has a 3' walk door and garage door with opener.
- Each unit is finished with spray foam insulation on walls and ceilings.
- Each unit has metal wall panels on interior walls.
- Each unit is fire sprinklered.
- Each unit is equipped with 125 AMP electric subpanel including 7 outlets and 10 overhead LED light fixtures.
- Each unit will have internet connectivity by way of connection to the line coming to service the security system.
- Each unit is equipped with a gas, overhead heater.
- Each unit is equipped with a wash sink and hot water. Pre-plumbed for a private bathroom.
- Each unit has 4,000 psi concrete floors finished with high grade epoxy coating.
- Each unit can be customized with the cost added to the final sale price.
- The electric and gas are separately metered, and each owner pays the utility company directly.
- The water, sewer, and common dumpster costs are paid by the HOA and are part of the HOA monthly fee.
- There is security fence perimeter with 24 hour owner access gates.

WARRANTY

- All the building components and construction come with a bumper to bumper 1 year warranty and manufacturer's warranty after that.

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THE SALE CONTRACT & PROCESS

- Hoff & Leigh (The Transaction Broker) handles the all the paperwork including the sale contract, which is the Colorado Real Estate Commission standard sale contract, and because it is a state form, the contract is simple.
- The contract provides a 30 day "free look" where, after the Buyer signs the contract and tenders \$10,000 earnest money, he may terminate the contract for any reason or no reason.
- If the Buyer terminates the contract during the free look, the earnest money is totally refunded.
- If the Buyer does not terminate during the free look period, the earnest money becomes non-refundable and is credited against the sale price but if the Buyer fails to close for any reason, (except the Seller does not deliver the units), the earnest money is forfeited.
- HOA Inspection will occur during the 30 day free look. The HOA documents will be delivered as part of the paperwork from the Title Insurance Company. There are 71 condo units. Each unit will receive one vote. Until the HOA is turned over to the owners, the developer will control the HOA. When it is turned over, the HOA will vote on its own governance.

EARNEST MONEY DEPOSIT

- The sale contract calls for a non-refundable earnest money deposit of \$10,000.
- The deposit will be held by Core Title Group for closing.
- At closing, (delivery of a CO), the earnest money is credited toward the price.
- If the project is not built, you get your money back.

BANK FINANCING AVAILABLE

- Many buyers will pay cash, and some have their own lender.
- Farmer's State Bank of Calhan (Bret Swennes or Scott Lutz (719-495-3650) told us they would lend on the following general terms: 20 year fixed rate, 7%, with a full amortization. In that case, for example, on a \$215,000 sale, a Buyer would need 25% down (\$53,750) and a loan for \$161,250. The monthly payment would be \$1,245.
- We are also working with an SBA lender who said he could provide 10% down payments where the Buyer is using the unit for his business. We will update this information as soon as we dial-in that lending option.

ADDITIONAL COSTS

- Estimated HOA: \$50 - \$75 per month.
- Estimated taxes: \$125 per month.
- Total estimated payment = \$1,245 + \$50 + \$125 = \$1,420.

USE

- The project is intended for RV storage, but many businesses are interested in a unit for their operations.
- The Seller considers "small business" a permitted use so long as the buyer acknowledges there is no visitor parking and no retail sales allowed because access is limited by a security fence and gate.

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TAXES AND INSURANCE (HOA)

- Property taxes will be determined by the tax assessor when the project is complete.
- The property tax may be around \$1.00 - \$2.00 per square foot of the unit size.
- The Monthly HOA costs, which pay for the building's insurance, landscape maintenance, and other nominal association costs, is estimated to be around \$75 per month.

COLORADO STATE MANDATED BROKERAGE DISCLOSURE

- In Colorado, there are 3 types of real estate broker: 1) Buyer Brokers who assist the Buyer; 2) Seller Brokers who assist the Seller; and 3) Transaction Brokers who owe fair and honest business dealings to all the parties to the transaction.
- Because there is no significant price negotiation available, in this transaction, unless you are told otherwise, all Hoff & Leigh brokers Transaction Brokers.

RIGHT TO OTHER ADVISEMENT

- The Buyer has the right to hire any advisor (real estate broker, attorney, CPA, etc.) he chooses but will be responsible for paying those advisor's fees outside the closing.

[CLICK HERE TO DOWNLOAD HOA FORM](#)

HOFF & LEIGH BROKERS

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We would be happy to jump on a call or meet to discuss your interest and next steps.

*Last updated 9/16/25

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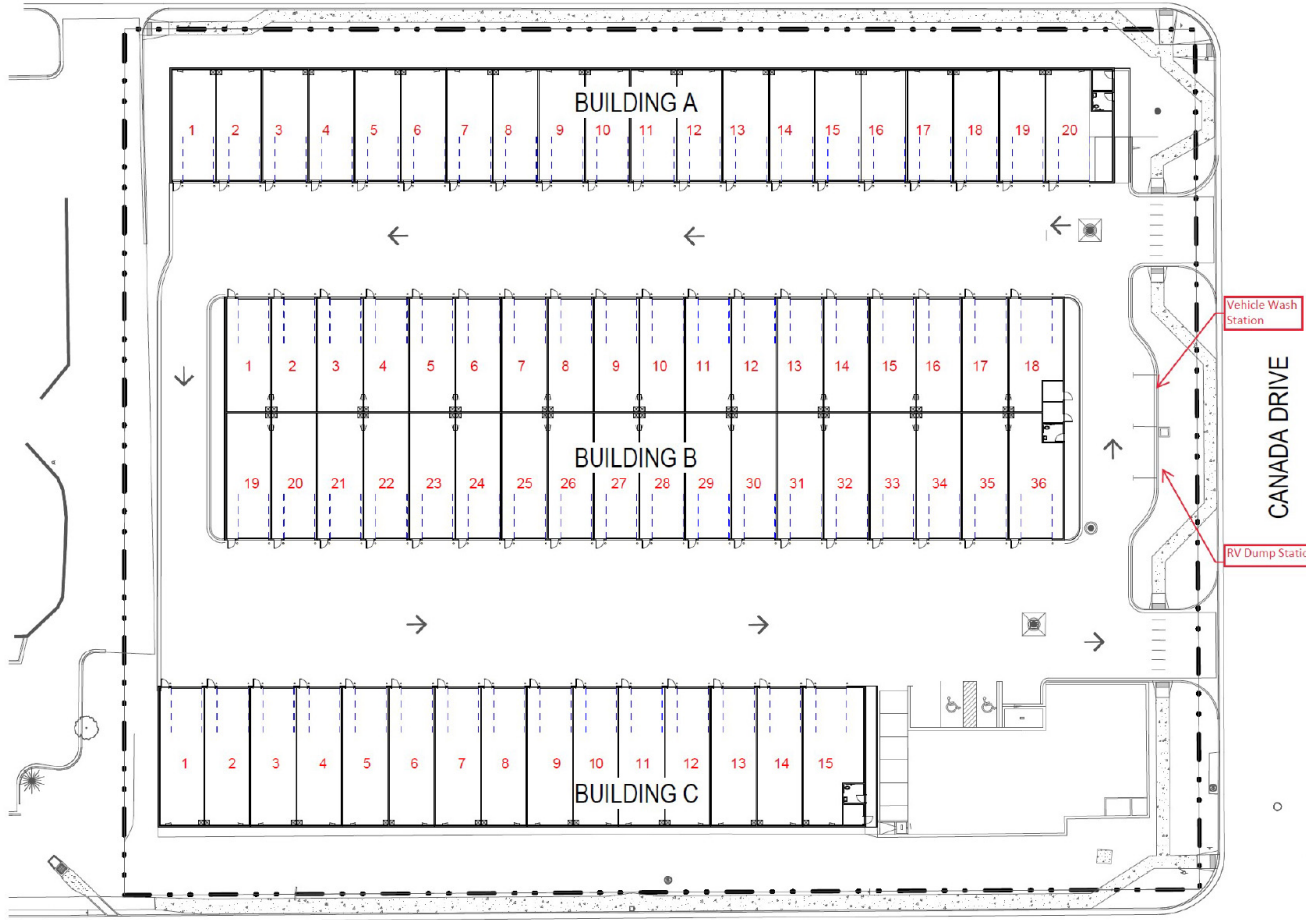
MyGarage @ Northcrest
2510 Canada Dr.
Colorado Springs, CO 80922
71 - Units 62,621 SF

BISMARK ROAD

Building A -
16,510 SF
#1 - 19: 18' x 45'
#20: 27' x 45'

Building B -
30,975 SF
#1 - 17: 18' x 45'
#18: 22' x 45'
#19 - 35: 18' x 50'
#36: 22' x 50'

Building C -
15,136 SF
#1 - 14: 18' x 55'
#15: 25' x 55'



CONSTITUTION AVENUE



Design Features

- Security fence at perimeter with 24 hr owner access gates.
- Security cameras with remote owner access.
- RV dump station.
- Vehicle wash station.
- (3) common restrooms, one in each building.
- Fire sprinkler system in each unit.
- Natural gas heater in each unit.
- 12' x 16' sectional door with opener in each unit.

- 120-amp electric service each unit.
- Utility sink (cold water) each unit.
- Epoxy floor each unit.
- Metal panel, insulated dividing walls between units.
- 18' high ceilings with open, vinyl faced insulation.
- Common dumpster.
- Low maintenance landscaping with automatic sprinkler system.
- Concrete drives.

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