



Location Description

Discover a spacious and well-equipped car garage nestled in the heart of Napa, offering convenient access to the city's renowned wineries, upscale dining establishments, and picturesque landscapes. This prime location provides an ideal space for car enthusiasts and collectors to store and showcase their vehicles in a secure and welcoming environment. With proximity to the charming downtown area, the garage is situated near popular attractions, making it a sought-after destination for automotive aficionados. Embrace the opportunity to establish a distinguished automotive presence in one of California's most beloved destinations.

Property Description

Fantastic storage unit. Ideal for high end car storage, RV, motorcycles or personal storage.

Offering Summary

| | |
|----------------|-----------|
| Sale Price: | \$350,000 |
| Building Size: | 960 SF |



Property Highlights

- 1) Walls – Interior demising walls are finished with white steel panels.
- 2) Floor Slab – finished with spray applied Master Kure 300 WB surface hardener or equivalent. multi colored and patterned SwissTrax garage flooring as custom installed to fit the floor space
- 3) Interior Lighting – Wall mounted LED lighting
- 4) Electrical
 - a) Each Unit is individually metered
 - b) 125 Amp 208/120 Volt subpanel in the Unit
 - c) Multiple 110 Volt power outlets
 - d) 30 Amp RV/Shore Power outlet
 - e) Overhead electric service prewired for optional Owner provided ceiling mounted fan and exhaust fan
 - f) Surface mounted conduit for all switches, outlets, and lights
 - g) 1-inch empty conduit with pull wire from each Unit back to the building Riser Room. Installation and activation of TV/phone/data/security/internet service to be completed and paid for by Buyer.
- 5) Overhead Doors
 - a) 14-foot-tall with eyebrow windows at 9 feet above finish floor to allow natural light inside without visibility from the outside to the inside of Unit
 - b) Heavy duty door 2-inch thick with R-17.5 insulation
 - c) Automatic door operator with:
 - i) Open – Close – Stop switch mounted inside each door
 - ii) Programable keypad mounted outside each door
 - iii) Two programable visor mounted remote controls
- 6) Walk in Door – 3 foot by 7 foot painted and insulated steel walk in door



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| Population | 0.25 Miles | 0.5 Miles | 1 Mile |
|----------------------|------------|-----------|--------|
| Total Population | 13 | 51 | 486 |
| Average Age | 44.3 | 43.1 | 40.6 |
| Average Age (Male) | 46.1 | 44.9 | 38.3 |
| Average Age (Female) | 40.3 | 39.4 | 42.8 |

| Households & Income | 0.25 Miles | 0.5 Miles | 1 Mile |
|---------------------|------------|-----------|-----------|
| Total Households | 3 | 12 | 185 |
| # of Persons per HH | 4.3 | 4.3 | 2.6 |
| Average HH Income | \$139,609 | \$134,847 | \$113,961 |
| Average House Value | \$763,728 | \$842,414 | \$842,216 |

* Demographic data derived from 2020 ACS - US Census



Population

51



Median Home Value

\$842,414



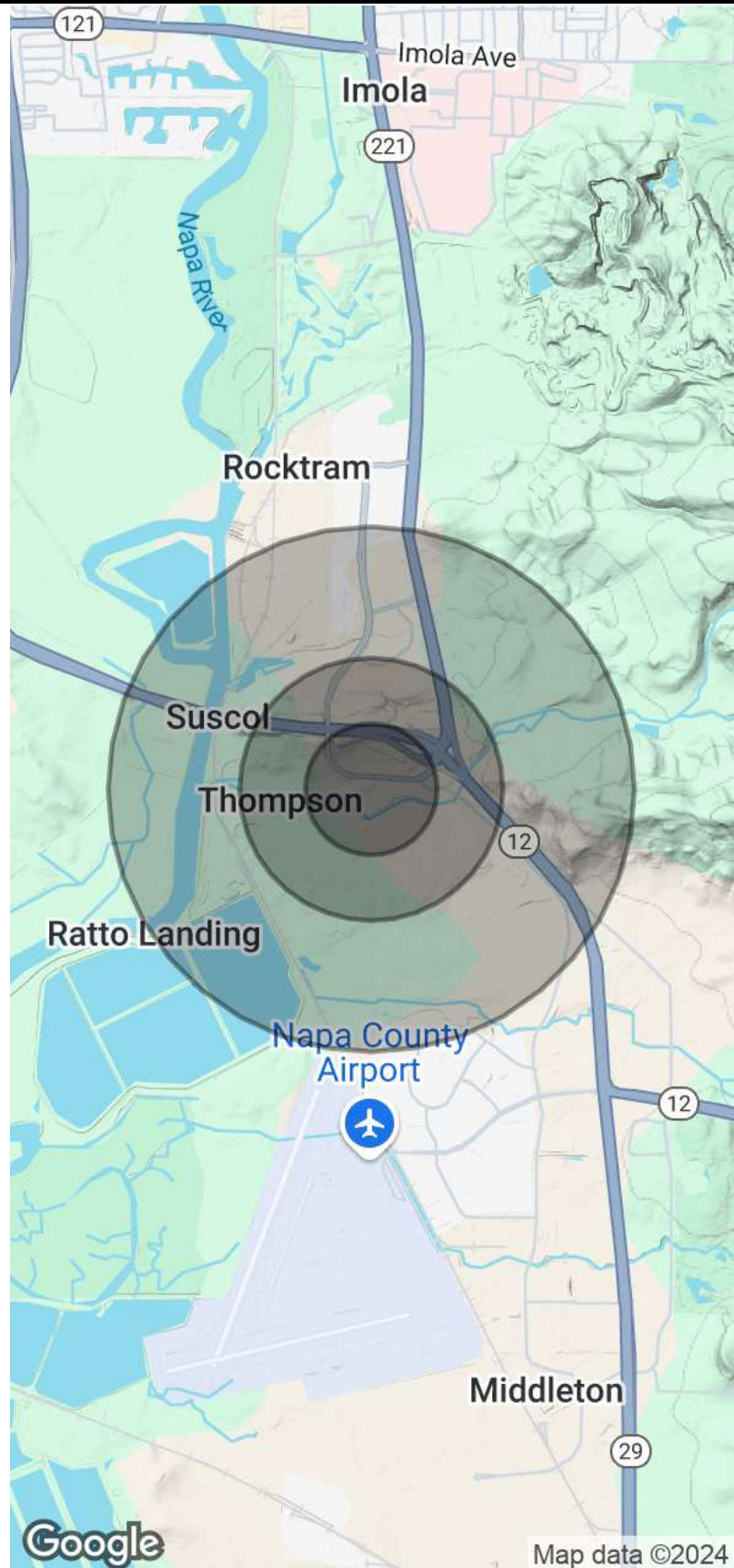
Average Household Income

\$134,847



Average Age

43.1



Google

Map data ©2024



20'x48' Floor Plan

