



SLABY & ASSOCIATES

THIRD CAR GARAGE UNITS

SAUK CITY, WI

- ❑ Price: Starting at \$225,000 during our **pre-construction sale event** through March 1st 2024
- ❑ Luxury Garage Condominiums
- ❑ Expected Completion Winter 2024/Spring 2025
- ❑ Sauk City is conveniently located within a 35-mile radius of several key cities, including Madison, Middleton, DeForest, Verona, Fitchburg, Waunakee, Portage, and Wisconsin Dells.



LOCAL ATTRACTIONS AND AMENITIES

Sauk City itself is not without its charms. It boasts a rich heritage and is home to a variety of attractions:

- ❑ **Culver's Birthplace:** Culver's first-ever restaurant here is a nod to the town's contribution to Wisconsin's culinary scene.
- ❑ **Scenic Drives:** The location is less than a block away from some of Wisconsin's most scenic drives, offering beautiful routes that are perfect for car enthusiasts to enjoy their prized possessions.
- ❑ **Recreational Opportunities:** The town's riverfront, parks, and trails provide ample opportunities for outdoor activities and relaxation.



COMMUNITY AND LIFESTYLE

Building Third Car Garage Condos in Sauk City means being part of a community that values heritage, natural beauty, and a quiet yet connected lifestyle. The town's proximity to key cities allows residents to enjoy the best of both worlds – the tranquility of a small town with easy access to the amenities of larger urban centers.

Sauk City offers more than just a prime location; it's an accessible haven for automotive enthusiasts seeking a community of fellow aficionados. At Third Car Garage Condos, you'll find the ideal mix of easy accessibility, scenic surroundings, and a warm, inviting atmosphere. Investing here means embracing a lifestyle where your love for cars is complemented by the comfort and charm of one of Wisconsin's hidden gems.



DISTANCES TO SAUK CITY

PORTAGE, WI

DISTANCE: APPROXIMATELY 25 MILES

ESTIMATED TRAVEL TIME: ABOUT 30-35 MINUTES

PRAIRIE DU SAC, WI

DISTANCE: APPROXIMATELY 5 MILES

ESTIMATED TRAVEL TIME: ABOUT 5-10 MINUTES

WISCONSIN DELLS, WI

DISTANCE: APPROXIMATELY 30 MILES

ESTIMATED TRAVEL TIME: ABOUT 30-35 MINUTES

WAUNAKEE, WI

DISTANCE: APPROXIMATELY 25 MILES

ESTIMATED TRAVEL TIME: ABOUT 30-35 MINUTES

BARABOO, WI

DISTANCE: APPROXIMATELY 15 MILES

ESTIMATED TRAVEL TIME: ABOUT 20-25 MINUTES

VERONA, WI

DISTANCE: APPROXIMATELY 30 MILES

ESTIMATED TRAVEL TIME: ABOUT 30-35 MINUTES

MADISON, WI

DISTANCE: APPROXIMATELY 30 MILES

ESTIMATED TRAVEL TIME: ABOUT 30-40 MINUTES

MIDDLETON, WI

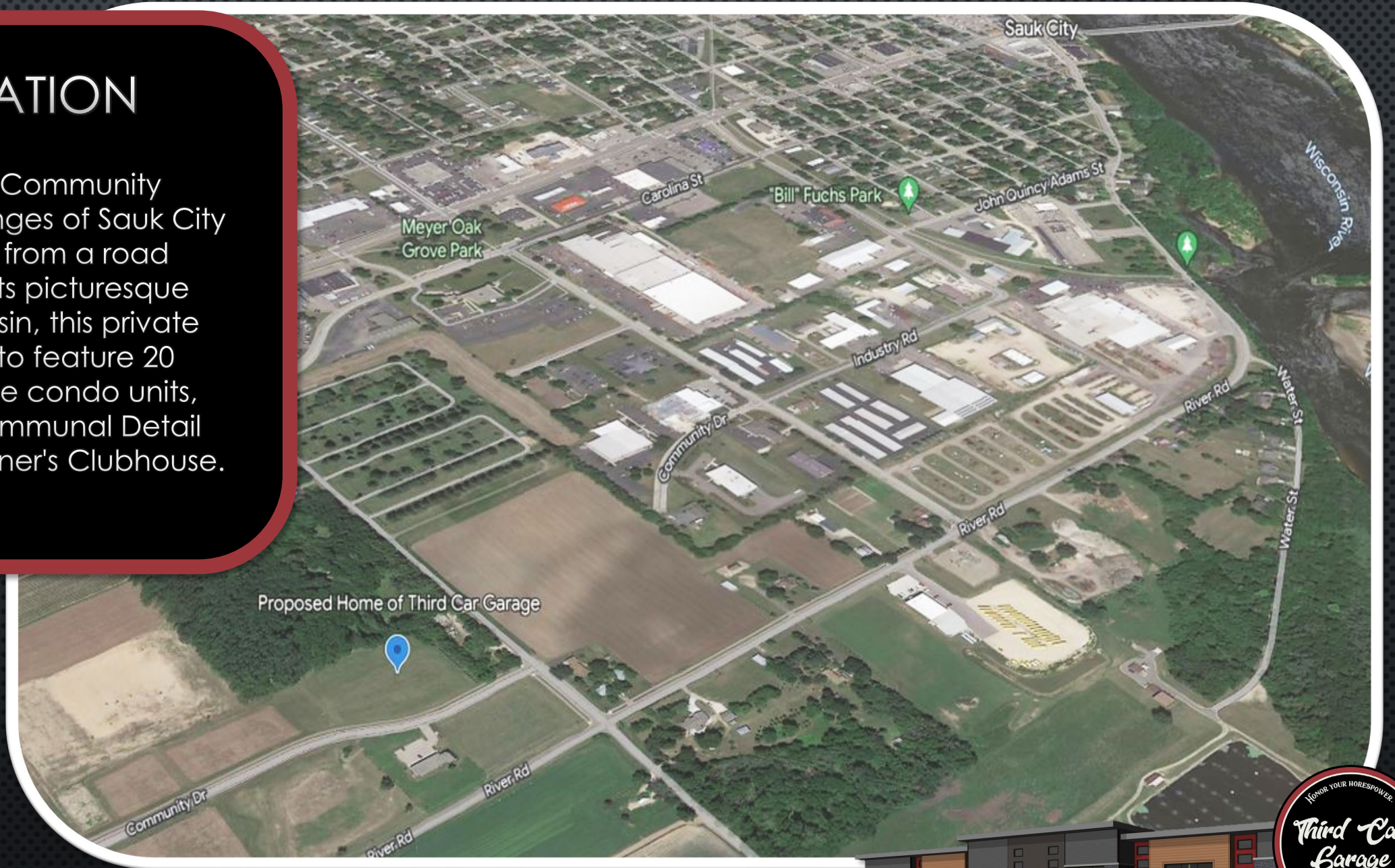
DISTANCE: APPROXIMATELY 25 MILES

ESTIMATED TRAVEL TIME: ABOUT 25-35 MINUTES



LOCATION

Situated just off Community Drive, on the fringes of Sauk City and mere steps from a road celebrated for its picturesque drives in Wisconsin, this private site is designed to feature 20 exclusive garage condo units, along with a communal Detail Bay and an Owner's Clubhouse.



SAUK CITY
SITE RENDERING



OWNERS' CLUBHOUSE



The Owners' Clubhouse at Third Car Garage stands as the epicenter of camaraderie and leisure, epitomizing the luxury and community that our location is known for. Furnished with premium amenities including a private bar, a golf simulator, large screen TVs, a versatile conference room, and a selection of game tables, the clubhouse is designed to be Third Car Garage's vibrant social hub.



DETAIL BAY

Refresh and polish your car to perfection in our on-site Detail Bay. Equipped with shadowless lighting and personal lockers for your detailing gear, plus a filtered hot water pressure washer system, you can achieve a flawless, swirl-free shine and spotless finish on your vehicles.



ACCESS AND PARKING

Third Car Garage is a secure gated community for the enjoyment of our owner's and their guests.

To further safeguard your vehicles' pristine condition, our site's design prioritizes minimizing risks such as door dings and curb rash. Each unit features its own exclusive parking driveway, paired with seamless, curbless drives across the property for effortless access and enhanced vehicle protection. Additionally, we've chosen reinforced concrete for all driveways and drives, avoiding asphalt to eliminate any risk of its coatings and sealers affecting your car's paintwork. This thoughtful construction ensures the utmost care for your treasured automobiles.



LAYOUT OPTION 1

- ❑ Expansive Space: With units sized at 1250, and 1500 square feet of ground floor area, these units are ideal for storing multiple vehicles, setting up a workshop, or creating a personalized retreat.
- ❑ 1250 square foot units can accommodate a mezzanine up to 415 square feet, totaling 1665 total square feet.
- ❑ 1500 square foot units can accommodate a mezzanine up to 500 square feet, totaling 2000 total square feet.
- ❑ Customizable Interior: Tailor the space to your exact needs, whether it's for a luxury car showroom, a hobbyist's paradise, or a serene personal escape.
- ❑ Electricity to spare: 200 amp service is standard to each unit.
- ❑ Climate Controlled: Fully insulated, Heated and cooled for year-round enjoyment.
- ❑ Seclusion and Privacy: Gated site entry for condo owners and private restrooms plumbed in each unit.
- ❑ High Ceilings: The 18' to 20' ceiling heights allow for the installation of lifts for car storage or creating a mezzanine for an office or lounge area.
- ❑ Flexibility for Expansion: The ability to combine with adjacent units presents a unique opportunity for those needing extra space.
- ❑ Upgrades available: Turnkey Packages, thicker concrete floors, mezzanines, premium floor coverings, premium wall coverings, radiant heated flooring, finished restroom, etc.



25x50s starting at \$350,000
30x50s starting at \$410,000



POTENTIAL ALTERNATE LAYOUT

- ❑ Expansive Space: With units sized at 810, 1250, and 1500 square feet of ground floor area, these units are ideal for storing multiple vehicles, setting up a workshop, or creating a personalized retreat.
- ❑ Alternate layout being considered to introduce units at a lower price point.
- ❑ Units 12-19 sized at 18' x 45' with 810 square feet, accommodating a mezzanine of up to 270 square feet for a total of 1080 square feet of usable space.
- ❑ Final layout to be chosen based upon demand.

18x45s starting at \$225,000
25x50s starting at \$350,000
30x50s starting at \$410,000





UNITS: ADDED PERKS

- ❑ **Community Inclusion:** Enjoy access to the site's amenities, including the Owners' Clubhouse and Detail Bay.
- ❑ **Security and Privacy:** Benefit from top-tier security features and the seclusion that comes from a like-minded community.

Units are not just a garage condo; They are a canvas for your passions, a space that adapts to your lifestyle and grows with your ambitions. Whether you're a car enthusiast, a hobbyist looking for a spacious workshop, or someone who values a bespoke personal space, a Unit at Third Car Garage is your ideal destination.



SHOWCASE UNIT
SAMPLE RENDERING





IF YOU HAVE ANY INTEREST OR QUESTIONS,

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