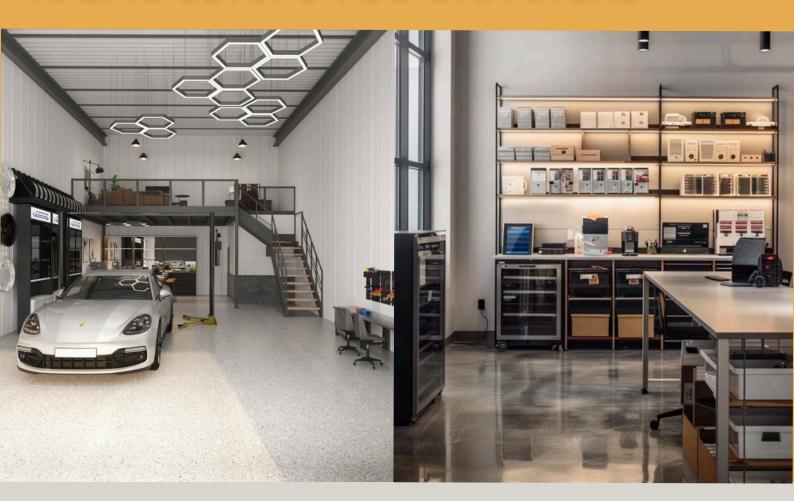




## THE GARAGE CONDO LIFESTYLE BLUEPRINT:

10 EPIC SETUPS YOU CAN STEAL



The ultimate guide for visionaries, hobbyists, and gearheads who want to unlock a space that works as hard as they play.



#### THE CLASSIC **CAR CATHEDRAL**

FOR: COLLECTORS, TINKERERS, VINTAGE **AUTO LOVERS** 

Key Features: Epoxy floors, lift system, LED shop lighting, HVAC, memorabilia wall Upgrade Tip: Add a mezzanine for lounge and parts storage Pro Insight: Use aluminum wall paneling and wallhung cabinets to maximize floor space

"I finally have room to rotate my collection and host fellow enthusiasts." - Mike C.

### THE BUSINESS BACKBONE

FOR: CONTRACTORS, HVAC/ELECTRIC, ECOMM SELLERS

Key Features: Inventory shelving, mobile workbench, mini-office, security system
Upgrade Tip: Add a modular office cube with heat/AC and Ethernet
Pro Insight: Claim depreciation and homeoffice deduction equivalents

"It's not just storage. It's what finally made my side hustle scalable."

— Darla P.





## THE ENTERTAINER'S ESCAPE

FOR: SOCIALITES, SPORTS FANS, BARSTOOL PHILOSOPHERS

Key Features: Wet bar, TV wall, pool table, mood lighting, polished concrete Upgrade Tip: Soundproof with acoustic panels so you can go late Pro Insight: Invest in climate control. Nobody hangs out in 40 degrees.

"It's my dream bar without the 2am drunk strangers." —Ryan B.

### THE MAKER'S LAB

FOR: DIYERS, WOODWORKERS, GEAR FABRICATORS

#### Key Features:

Workbenches, dust collection, 220V power, tool walls, slab sinks

Upgrade Tip: LED skylights for natural working light

Pro Insight: Build a corner cove with magnetic strip walls for high-efficiency tool access

"I produce three times more projects now that I don't waste time setting up and tearing down at home."

—Leila B.





#### **THE RV FORTRESS**

FOR: ADVENTURERS, VANLIFERS, **SNOWBIRDS** 

Key Features: Extra-high bay door, dump station, trickle charger, pullthrough design Upgrade Tip: Add a

mezzanine loft for gear

storage

Pro Insight: Add an external plug-in solar trickle feed for battery maintenance

"It's peace of mind. And it doubles as my pre-trip staging HQ." -Steve R.

### THE TWO-TIER WORKSHOP

FOR: MIXED-USE HOBBYISTS AND EBAY RESELLERS

Key Features: Mezzanine, dumbwaiter lift, stairs, dual-zoned lighting
Upgrade Tip: Use modular storage bins labeled with QR codes for fast lookup
Pro Insight: Think vertical.
One roof, two functions.





#### THE CIGAR + **WHISKEY LOUNGE**

FOR: CONNOISSEURS, **ESCAPE ARTISTS** 

**Key Features:** Ventilation system, dark wood paneling, climatecontrolled humidor, leather seating

Upgrade Tip: Create a speakeasy-style hidden entrance

Pro Insight: Budget for scent control and HVAC zoning from day one

## THE YOUTUBE CREATOR STUDIO

FOR: PODCASTERS, VLOGGERS, CONTENT CREATORS

#### **Key Features:**

Soundproofing, multiple backdrops, ring lights, podcast booth **Upgrade Tip**: Add a motorized backdrop wall and smart lighting **Pro Insight:** 12–15 ft ceilings = room for rigging lights above headspace





### THE ZEN GARAGE

FOR: WELLNESS PROS, YOGIS, OR CREATIVES

Key Features: Cork floors, acoustic panels, incense control, minimalist decor Upgrade Tip: Use flexible lighting scenes for breathwork vs. movement sessions

**Pro Insight:** White noise machine + full-spectrum lighting = state shift heaven

### THE HYBRID BEAST

FOR: ALL OF THE ABOVE

Key Features: Combo work zone + lounge zone + storage zone Upgrade Tip: Invest in zoning HVAC and lighting

**Pro Insight:** Divide space by purpose: work, play, store—then layer amenities

controls





#### **BONUS: LOW EFFORT, HIGH VALUE**

#### 3 Killer Layouts for the Set-It-and-Forget-It Owner

#### 1. The Plug-and-Play Vehicle Vault

- Epoxy floor, high-lumen LED lighting, motion security
- Battery trickle chargers and integrated power strip wall
  Quick-lift jacks and fluid-check zone

Keep your car ready to roll, with zero clutter.

#### 2. The Showroom Simplicity Setup

- Painted walls, simple wall art or banners, single car spotlighting
- Mini-split AC for climate control
- Hidden cabinet wall for tools and seasonal gear

Looks good, stays clean, feels premium.

#### 3. The Staging Bay

- Pull-through design with wide drive aisle
- Simple side rack for trip prep (coolers, tools, gear bags)
  Optional fold-down workbench

Think of it as your launchpad—not your workshop.

LESS THAN \$5K-\$10K TO IMPLEMENT AND CAN BE DONE IN A **WEEKEND OR TWO!** 



### READY TO MAKE YOUR GARAGE CONDO DREAMS A REALITY?



Units now available in Grand Junction, Colorado!
Reserve your spot on the waitlist today with a
\$1,000 fully refundable depost.

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Or call Mike Ard 720-776-9760 grandjunctiongarages@gmail.com