

GARAGE CONDOMINIUMS

207 Monroe Street N. North Hudson 54016



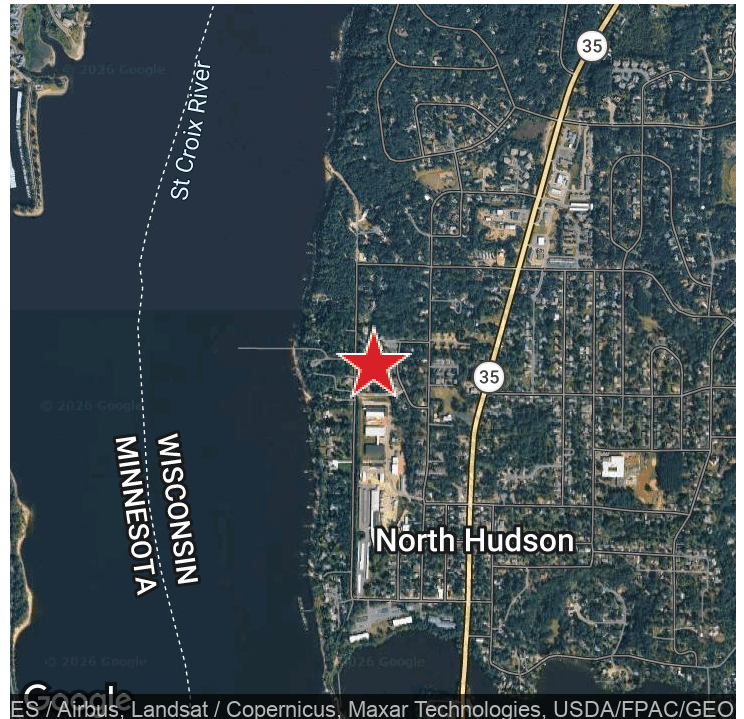
FOR MORE INFORMATION CONTACT:

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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
- 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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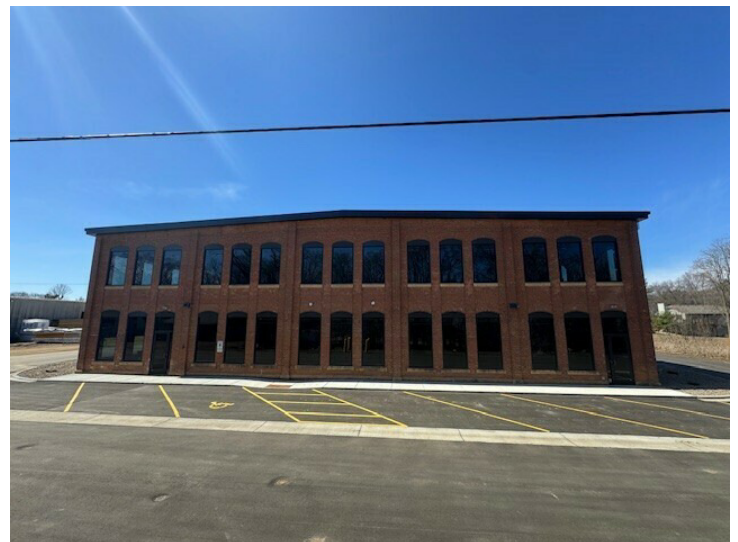
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Elevate Your Space. Own The Exceptional

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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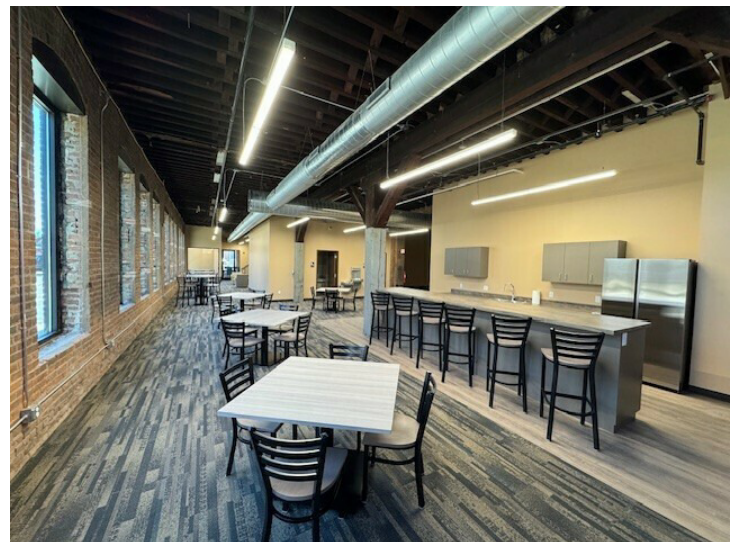
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Refined Features & Amenities

- 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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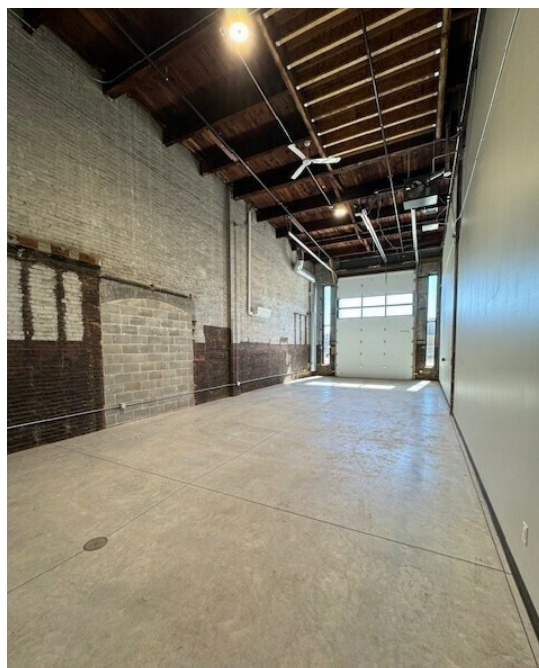
Designed For The Way You Live & Operate

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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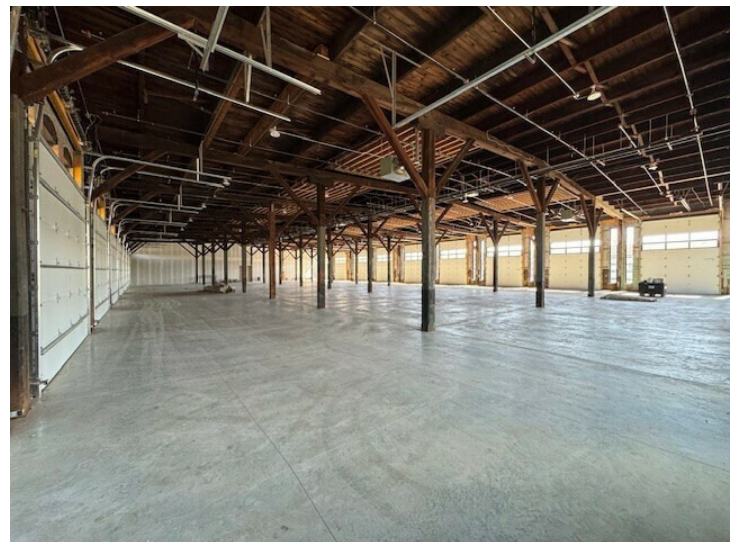
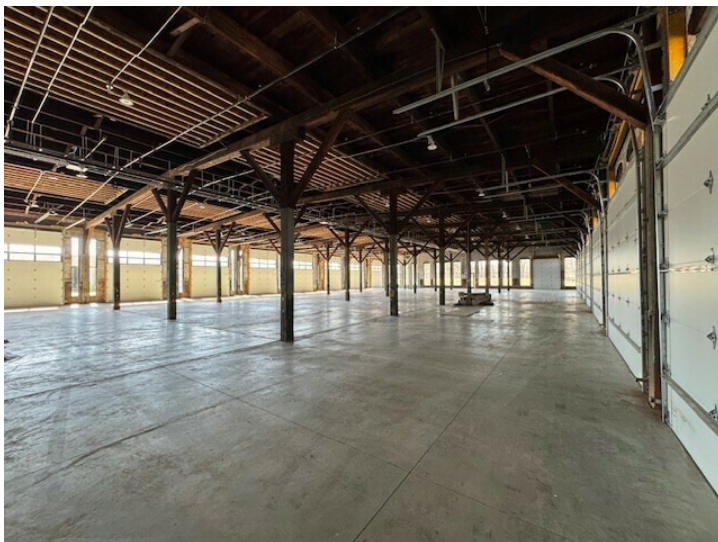
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Ownership Without Compromise

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**



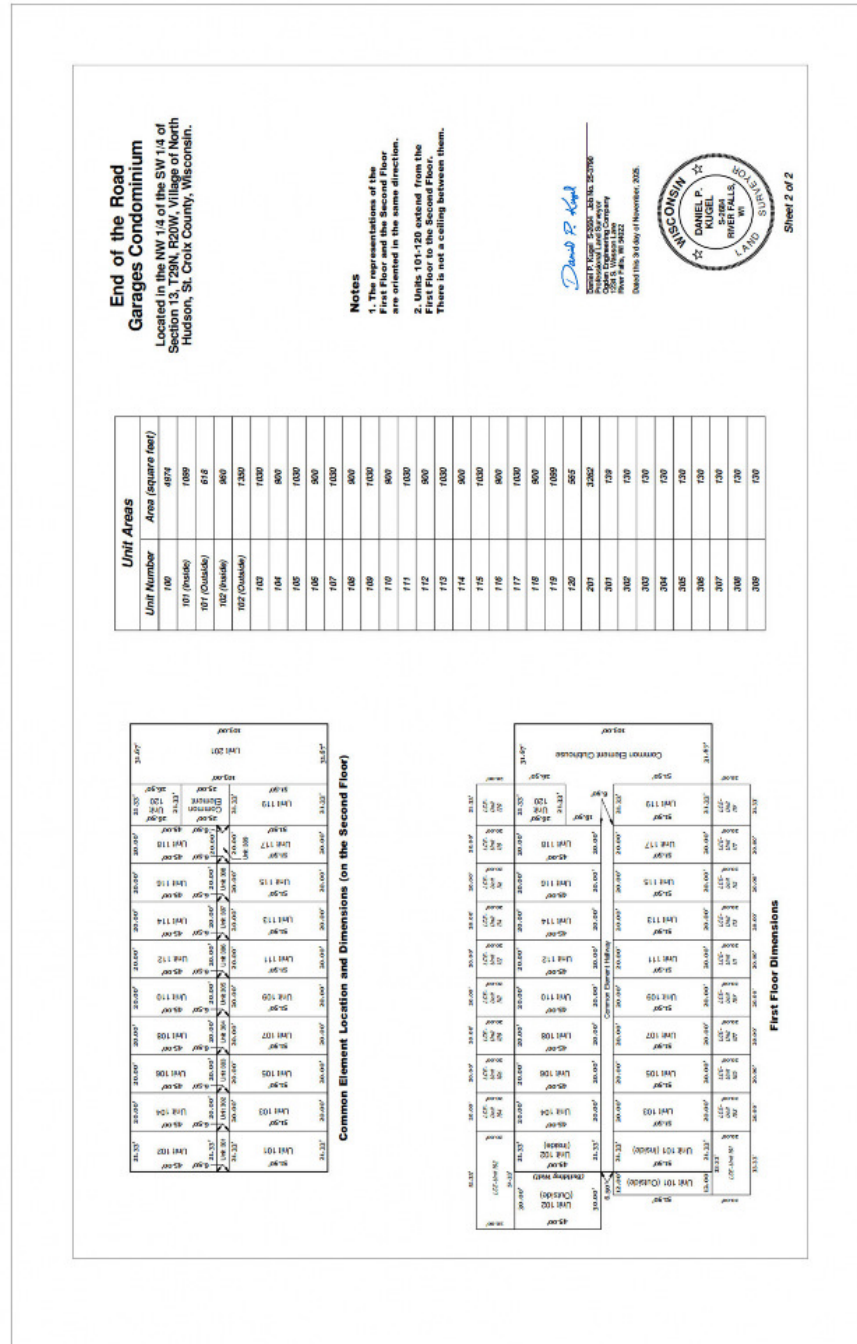
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Additional Photos



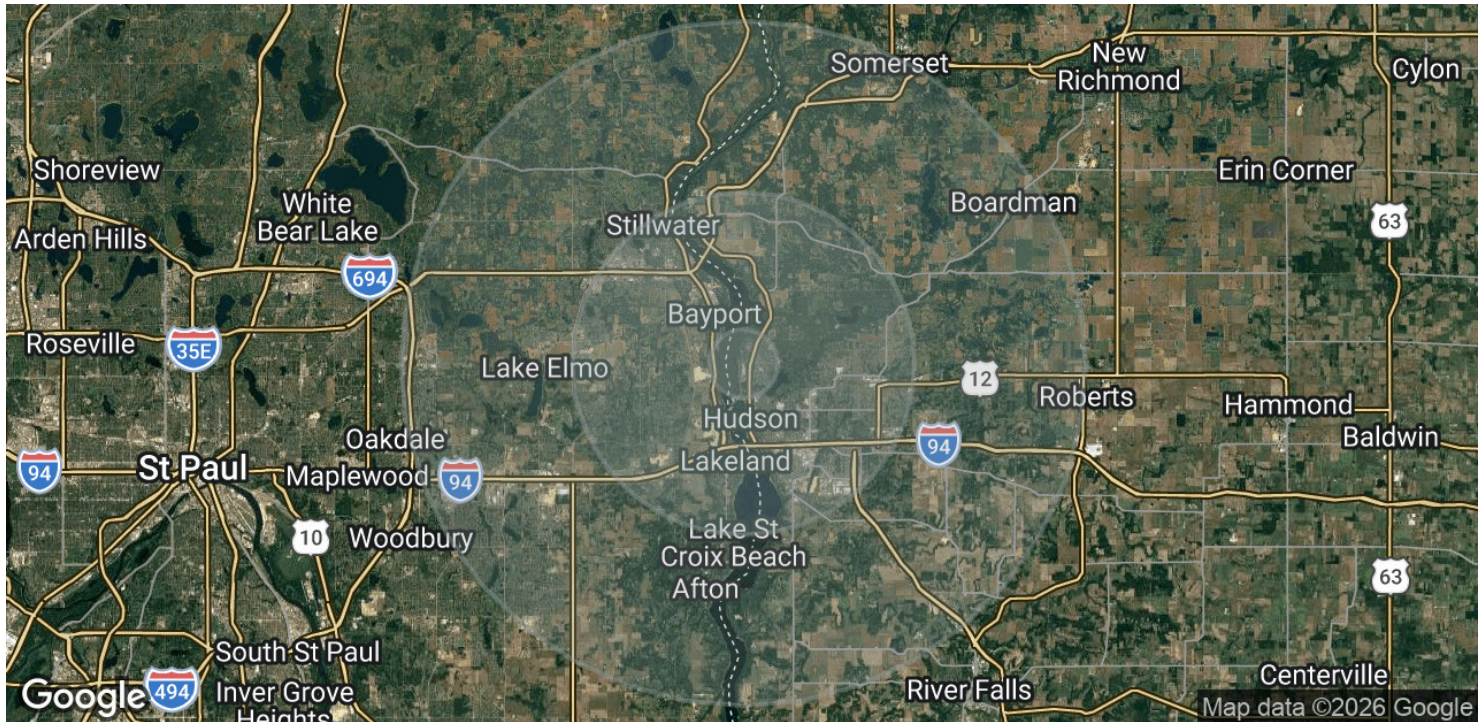
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Demographics Map & Report



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	3,417	49,949	152,355
Average Age	46.2	44.5	42.6
Average Age (Male)	37.9	42.5	41.0
Average Age (Female)	45.8	44.4	43.1

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,445	20,185	58,173
# of Persons per HH	2.4	2.5	2.6
Average HH Income	\$121,834	\$136,459	\$159,561
Average House Value	\$392,184	\$451,731	\$476,821

2023 American Community Survey (ACS)

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