

GRAND GARAGES



2467 INDUSTRIAL BLVD, GRAND JUNCTION, CO

HOA fees estimated to be \$90/month

While the Grand Garages association budget has yet to be created, it's anticipated that the monthly fee for a facility this size will be around \$90 per unit. This fee covers expenses including common area structural and liability insurance, trash removal, landscaping, annual fire and roof inspections, snow removal, water, and common electric.









Individually metered for electricity









All Grand Garages units will be metered separately. During non-heating months, most owners can expect a +/- \$16/month invoice, which is typically the minimum cost for service. For the months requiring heat, most unit owners can anticipate about a \$50/month bill, providing they manage their power usage.

Commercial property tax rates vary







Throughout Colorado, all garage condo units are taxed at a commercial property rate, as opposed to a significantly lower residential amount. Typically, unit owners can expect an annual invoice of \$3,500 to over \$8,000, depending on the unit size, cost and how units are assessed.







Grand Garages Flex Unit Amenities

-  14' tall, 14'-20' wide overhead doors
-  Utility sink with hot water
-  150A Electrical Service
-  18' - 24' high ceilings
-  35' - 60' unit depth
-  18' - 32' unit width
-  Interior LED lighting
-  Plumbed for bathroom

-  Insulated walls, doors, and ceiling
-  Individual unit heaters with thermostats
-  3' pedestrian walk door
-  Dedicated RV outlet
-  Fire sprinklers and alarm system
-  Internet ready
-  Mezzanine ready
-  Ample electrical outlets





Grand Garages Common Amenities

-  24/7 unlimited access
-  Clubhouse for owner use
-  Secured ADA approved restrooms
-  Wide paved drive aisles
-  Security fencing
-  Automated access gates

-  Potable water
-  Fire sprinklers and alarms
-  Trash/Recycle receptacles
-  Security cameras
-  Exterior hose bibs
-  RV dump

*Amenities may be subject to change

Reserve your space today!

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