

STORAGE CONDO IN GARAGETOWN

PALM DESERT NEAR I-10 & MONTEREY AVE



**EAST FACING
STORAGE UNIT**



73660 DINAH SHORE DR. #108, PALM DESERT, CA

FEATURES

- Central Palm Desert Location, Approximately ½ Mile East Of I-10 At Monterey Avenue
- 1,200 SF Air-Conditioned Storage Condominium
- East-Facing 24' × 50' Unit
- 14' H × 14' W Insulated High-Lift Roll-Up Door
- 18' to 23' Interior Ceiling Height
- Hydraulic Vehicle Lift Included
- Individual Electrical Panel, Water Connection And Utility Sink
- Secure 24/7 Gated Access
- Owners' Clubhouse, Shower Facilities And On-Site RV Dump Station

ASKING PRICE: \$399,500 (\$333/SF)



VICINITY MAP



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1,200 SF - STORAGE CONDO

SITE PLAN



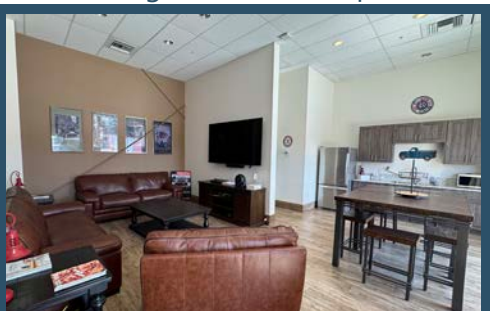
Directions: Exit I-10 at Monterey Avenue and travel south to Dinah Shore Drive. Turn east and continue approximately ½ mile. GarageTown is located on the north side of Dinah Shore Drive.

SITE AMENITIES

- **Location:** 73660 Dinah Shore Dr., #108, Palm Desert. Centrally located in Palm Desert, approximately ½ mile east of the I-10/ Monterey Avenue interchange on Dinah Shore Drive, providing convenient access throughout the Coachella Valley.
- **Unit Size:** 1,200 SF (24' x 50')
- **Building Type:** Insulated Panel Steel-Clad Building
- **APN:** 694-061-037
- **HOA:** HOA Dues are \$80/Month, Paid Quarterly. Dues Include Water and Internet. Electricity Is Estimated Based on the Unit's Prior-Year Usage and Billed Separately Each Quarter. The Current Estimated Electricity Charge Is an additional \$80/Quarter. No Trash Service Is Available.
- **Ceiling Height:** 18' to 23' Interior Height
- **Utilities:** Water: CVWD; Sewer: CVWD; Electric: SCE
- **Year Built:** 2019
- **Amenities:** Owners' Clubhouse With Kitchen, Restroom & Shower. Plus Two Additional Restrooms At The North End Of Building 2. 50' Wide Paved Drive Aisles with Gated Access 24/7. Visit Garagetown.com/ca-palmdesert/ For Official Amenities

UNIT AMENITIES

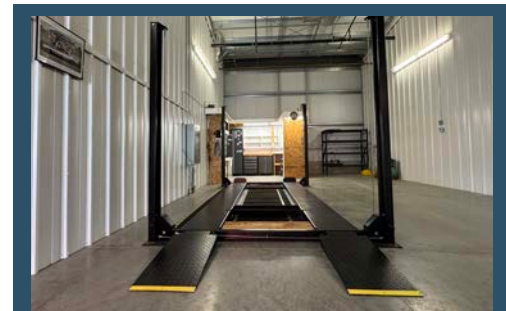
- East-Facing Unit
- In-Unit Water Connection
- Fire Sprinkler System
- 5-Ton Rooftop Air-Conditioning Unit, Ceiling Fan and Fluorescent Lighting
- Individual 208Y/120V Three-Phase Electrical Panel With Standard 120V Outlets And A Dedicated 30-Amp RV Outlet.
- Doors: (1) 14'H x 14' W Insulated High-Lift Roll-Up Door with Opener and Keypad, (1) Man Door
- Workbench: (3'D x 6' W x 6'9"H) Hardwood Butcher Block Worktop, 5 Ball-Bearing Tool Drawers, 2-Door Storage Cabinet With Roll-Out Top Shelf.
- Utility Sink And Small Fridge
- Hydraulic Car Lift Included
- Speedaire Portable Air Compressor



CLUBHOUSE



WORKBENCH & SINK



HYDRAULIC LIFT

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