

Luxury Garage Condos

January 14, 2021

This is NOT a garage country club but a community of high-end garage condos where you can store, hang out with your favorite toys or even a golf simulator.

1. Why rent when you can own.
2. The proposed Luxury Garage Park will be maintained as a first-class garage condo association to protect your investment. Concrete roads, no gravel or asphalt paving. Wide drives to accommodate Class A recreational vehicles.
3. Your building is a Butler building that includes an MR-24 roof system, this roof is the best in the industry. The roof has a 25-year warranty but there is no reason it should not last 40-50 years.
4. 3" thick R 27.5 Wayne Dalton commercial doors. Extra Wide! 16' wide by 14' high with opener.
5. Commercial stainless steel entry door & frame. Never rust never paint it!
6. Each 30' x 55' (1,650 SF) condo will have siding color unique from adjacent spaces to individualize your unit.
7. Each unit will have an ADA toilet room, with ceramic tile up 4' on the interior walls. Epoxy floor option!
8. Laundry sink with hose hook up and 6-gallon hot water heater.
9. Each unit will have a floor drain connected to a common grease interceptor.
10. Each unit will have a sanitary sewer floor clean out, conveniently located, that can be used to dump an RV holding tank.
11. The Garage Owner Association (GOA) Fees will be approximately \$150 per month and based on the following: a) exterior common area lighting costs and maintenance, b) lawn maintenance/snow removal, c) building insurance, d) accounting & invoicing. e) A reserve fund which will be 20% of the GOA actual costs. The reserve fund will help to assure that when it's time for you to sell or gift your condo there is a fund in place to support the property.
12. You can use your condo as you please although you cannot reside in the space or run a retail business. No vehicles will be allowed to be left out overnight.
13. You can sub rent/ lease your condo, but the occupant will be held to the covenants of the GOA.
14. You will have to pay Canton Township property taxes as with any property you own.

Six Unit Condo Sales Price \$215,000

Add Epoxy Floor \$9,000

IF a (12) Unit Building is Built \$207,000

Add Epoxy Floor \$9,000

Contact: Norm Eckinger Jr. 330 705-2931 neckingerjr@normaneckinger.com



Project:
**Norman Properties
Luxury Garages**
Brueening Circle SW
Canton, Ohio 44706

Design Professional:
Seal:
NOTE:
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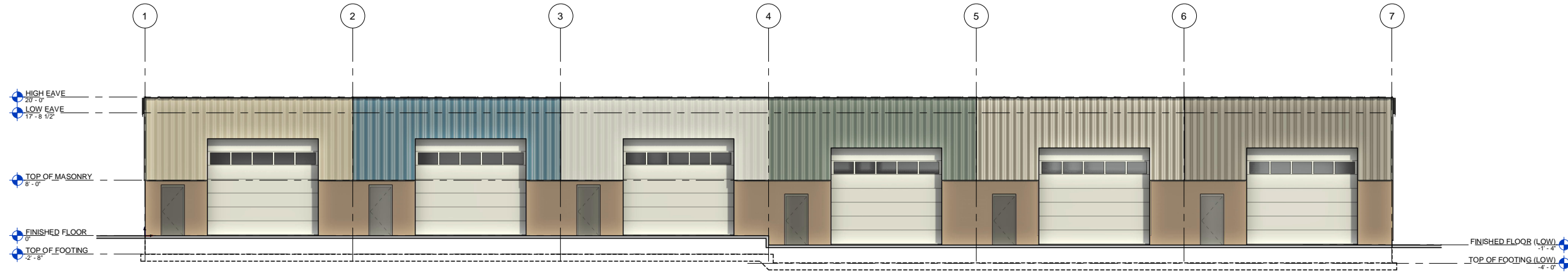
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1	DESIGN DEVELOPMENT	01.05.2021

Project Number:
Sheet Title:
**ARCHITECTURAL
FLOOR PLAN**

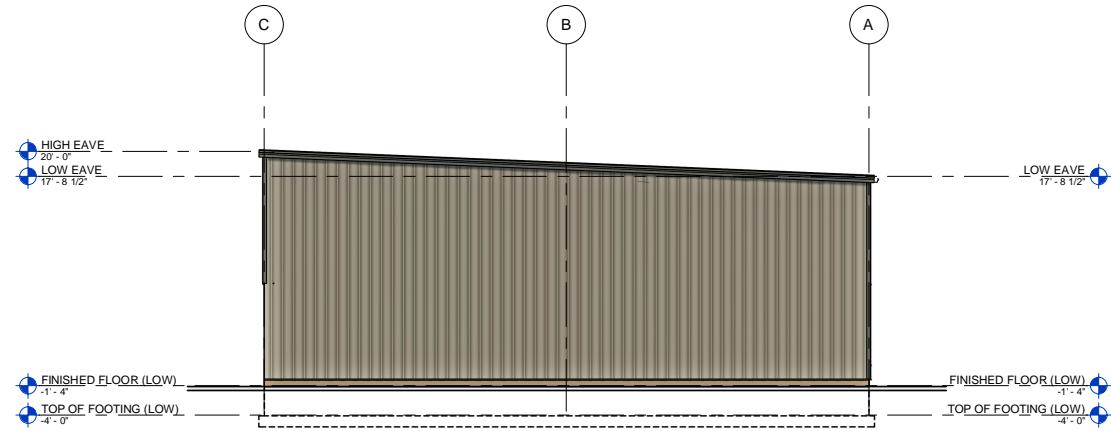
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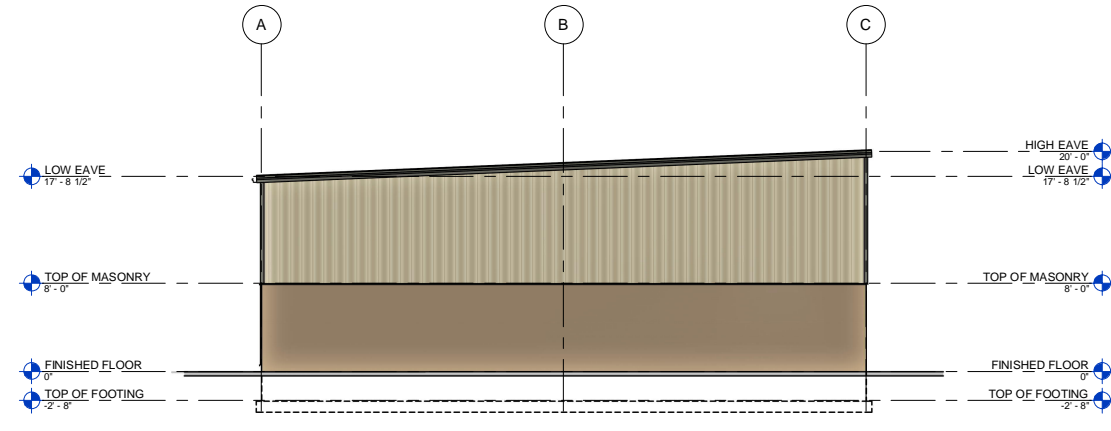
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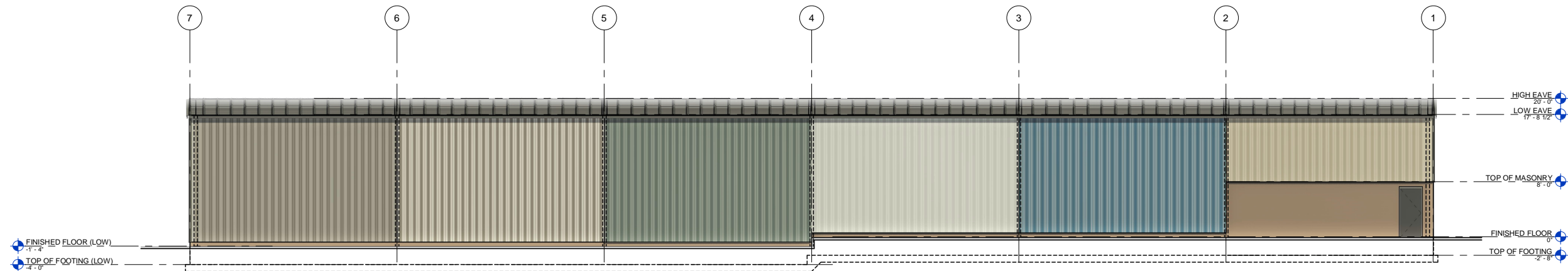
1 SOUTH ELEVATION
1/8" = 1'-0"



2 EAST ELEVATION
1/8" = 1'-0"



3 WEST ELEVATION
1/8" = 1'-0"



4 NORTH ELEVATION
1/8" = 1'-0"

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ELEVATIONS

Sheet No.:

A-200



- PHASE 1 BUILDING / DRIVE
- PHASE 2 BUILDING / DRIVE
- PHASE 3 BUILDING / DRIVE
- PHASE 4 BUILDING / DRIVE
- PHASE 5 BUILDING / DRIVE
- PHASE 6 BUILDING / DRIVE

1 SITE PLAN
1" = 60'0"



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**ARCHITECTURAL
SITE PLAN**