

**FOR SALE**

# 1225 Shaffer Rd.

Unit 117

Santa Cruz, CA

**579 SF Unit with Mezzanine & Rare Pop-Up Roof**

## CONTACT

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## CONTACT

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INVESTMENT COMPANY

# Garage Unlimited of Santa Cruz

1225 Shaffer Road, Santa Cruz, CA

Garage Unlimited of Santa Cruz is a 52-unit garage condominium development that redefines traditional self-storage. Blending the flexibility of a storage facility with the benefits of ownership, Garage Unlimited allows individuals to purchase private garage space within a secure, purpose-built environment.

Owners can customize and use their units for a variety of non-commercial purposes—from storage and hobby workshops to personal workspaces—much like they would in a residential garage.

The project has attracted a diverse buyer base, ranging from hobbyists and automotive enthusiasts to RV and boat owners, as well as small business operators in need of flexible space. Owners are drawn to the opportunity to invest in their own unit, transforming what is typically a rental expense into a long-term asset.



# The Offering

We are proud to present a rare opportunity to acquire a ±579 square foot unit at Garage Unlimited of Santa Cruz—the only unit currently available within the project. This offering includes a highly sought-after pop-up roof, providing additional clearance above the constructed mezzanine.

There is currently no availability at our Monterey projects, including Garage Unlimited of Monterey and Monterey Motorsport Park, underscoring the strength of the market and limited supply.

Please contact us for additional information or to schedule a tour.



**Unit:** 1255 Shaffer Rd, #117

**Size:** 579 SF (Approx. 16 FT x 40 FT)

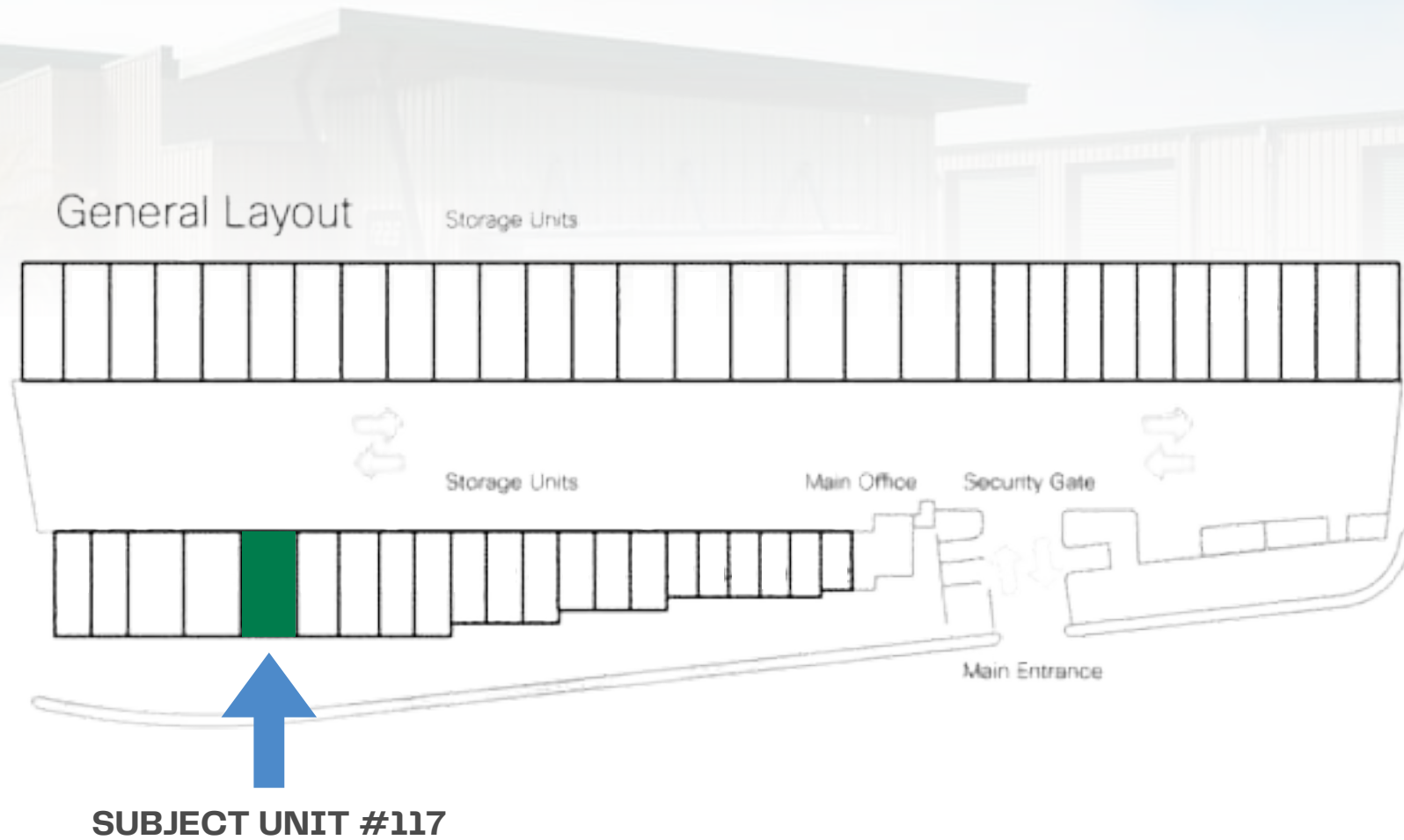
**Price:** \$435,000

**CAM Estimate:** \$139/mo.

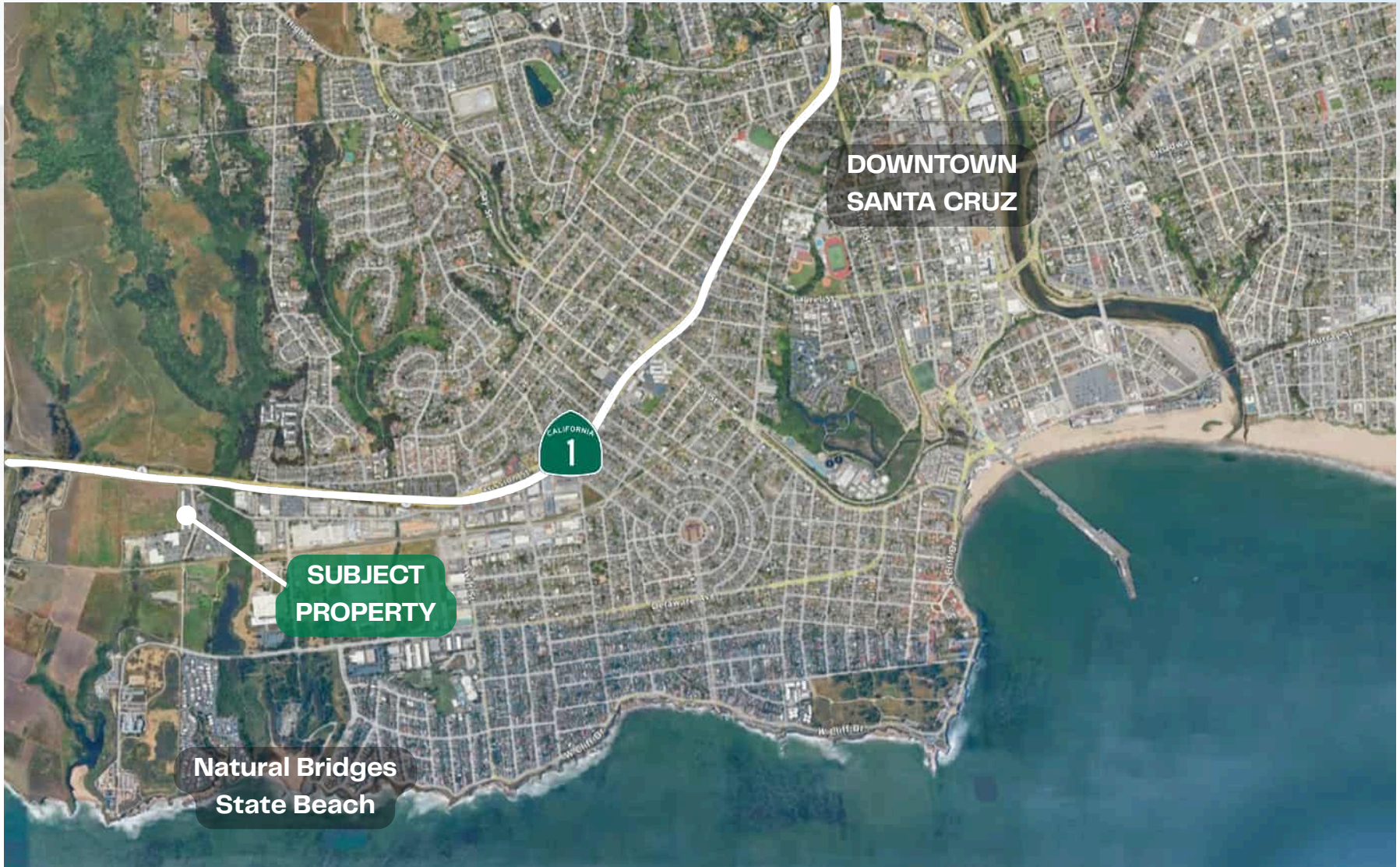
**Details:** 12' wide roll up door • ~250 SF mezzanine\* with pop-up roof for additional clearance • hose bib at front of unit • sewer line under slab • oil recycling at dumpster • RV dump • gated and secure facility • Ideal access 300 FT from Highway 1

\*Mezzanine area not included in stated square footage. Buyer to verify permit status.

# Site Plan



# Aerial Map





## Contact for More Information

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