

FOR LEASE

# Luxstor Garage Condos

3800 98TH Avenue S | Fargo, ND

MLS #24-13, 24-16 and 25-110



## ABOUT THE PROPERTY

Luxstor is a community of high-end garage condominiums that can be customized to fit your hobbies and passions. Luxstor offers so much more than your typical storage units with many amenities that will make it feel like your home away from home.

A space where you can showcase your Car, RV, Boats, Motorcycles, or hobby workspace while also creating a space where you can hang out and relax. Units are not intended for business use.

Buildings have been constructed and the units are ready for customization.



PROPERTY RESOURCES GROUP

PropertyResourcesGroup.com

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All information contained herein is believed to be true, but should be verified to the buyer's satisfaction in case of error, typographical or otherwise. All information is subject to change without further notice.



# ABOUT THE PROPERTY

## UNIT FEATURES

Each garage condo comes with the standard amenities to get you started designing the garage space of your dreams.

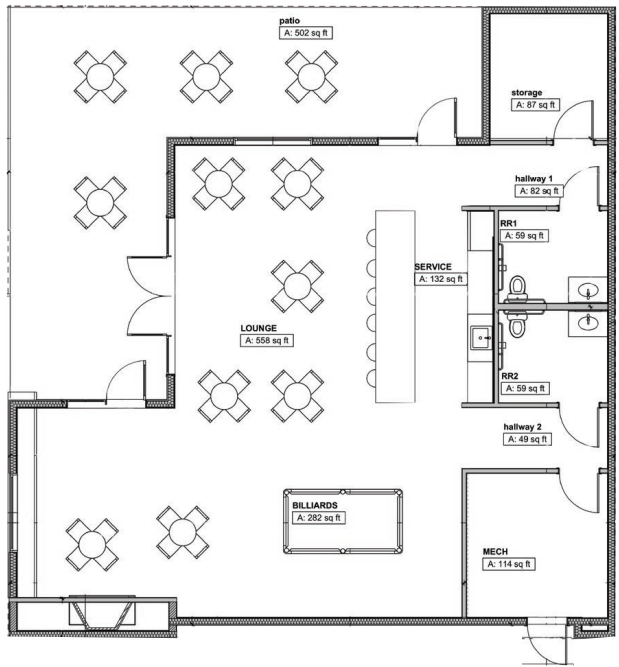
- One Service Door
  - Insulated 14 Ft. Garage Door & Opener.
  - 18’ Sidewalls.
  - Restroom Included
  - Slop Sink With Faucet
  - In Floor Heat
  - Ceiling Fan
- Insulated & Steel Sided Partition Walls & Ceiling
  - 100 Amp Electrical Panel
  - 200 Amp Electrical Panel (A-E)
  - LED Overhead Lights
  - 3 Outlets
  - Minimum 1 Window Per Unit



## COMMUNITY FEATURES

Membership with Luxstor gives you access to the exclusive Club House, community events and many more amenities.

- Secured 24/7 Gate Access
  - Exterior Security Cameras
  - Concrete Roads and Parking Areas
  - Community Club House (Pictured below and floor plan)
- Community Events
  - Car Wash Bay
  - RV Dump
  - Dumpsters



## MONTHLY CONDOMINIUM FEES

	Unit Size by Square Foot				
	960	1,024	1,260	1,875	4,800
Snow Removal and Lawn Care	\$21.50	\$22.93	\$28.22	\$41.99	\$107.49
Gas/Water/Sewer*	\$45.00	\$47.00	\$54.38	\$73.59	\$35.00
Management Fee	\$9.95	\$9.95	\$9.95	\$9.95	\$9.95
Land Lease	\$45.95	\$49.01	\$60.31	\$89.75	\$229.75
Land Property Taxes	\$6.72	\$7.17	\$8.82	\$13.12	\$33.59
Clubhouse, Car Wash, and HVAC Maintenance**	\$37.00	\$37.00	\$37.00	\$37.00	\$30.00
<b>Total</b>	<b>\$166.12</b>	<b>\$173.06</b>	<b>\$198.68</b>	<b>\$265.40</b>	<b>\$445.78</b>

(Estimated and Updated Annually)

\*4,800 SF units pay for their own gas service

\*\*4,800 SF units pay for their own HVAC Maintenance

Electricity is monitored and tenants are responsible for usage fees.

# PHASE ONE

Phase 1 at Luxstor consists of 32 units that vary in size.

LEASE RATE: \$9.00 PSF

(Rates listed below do not include monthly Condominium Fees)

## UNIT SIZES AND AVAILABILITY

<b>Full Building</b>	<b>4,800 SF (60'x80')</b>
#9786	\$3,600/month
#9788	\$3,600/month

<b>Eight Units Per Building</b>	
<b>1,260 SF Per Unit (21'x60')</b>	
<b>Building #9754</b>	
Unit 3	\$945/month
Unit 4	\$945/month
Unit 6	\$995/month
#6 Has a Floor Coating	

<b>Building #9792</b>	
Unit 2	\$945/month
Unit 3	\$945/month

<b>Four Units Per Building</b>	
<b>1,875 SF Per Unit (31'3"x60')</b>	
<b>Building #9782</b>	
Unit 3	\$1,406/month

<b>Building #9778</b>	
Unit 1	\$1,406/month
Unit 2	\$1,406/month



\*Seller Financing Available, From Luxstor Financial





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