

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.



PropertyResourcesGroup.com

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ABOUT THE PROPERTY

UNIT FEATURES

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

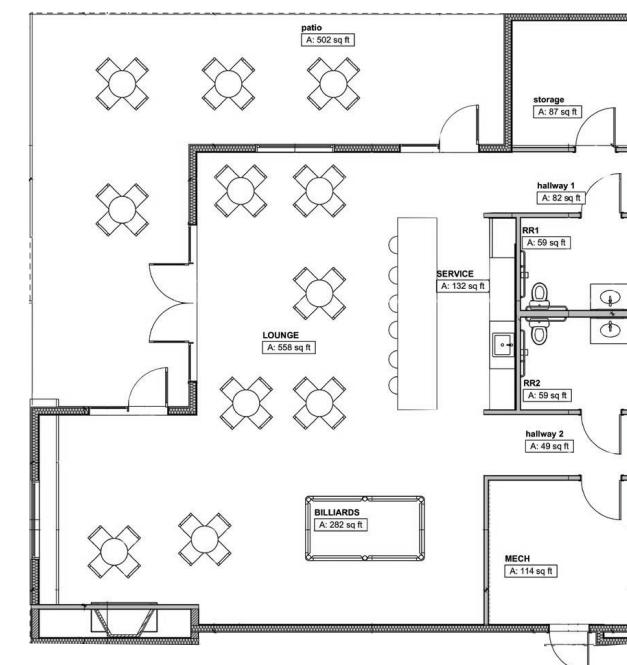
- One Service Door
- Insulated 14 Ft. Garage Door & Opener.
- 18' Sidewalls.
- Restroom Included
- Slop Sink With Faucet
- In Floor Heat
- Ceiling Fan
- Insulated & Steel Sided Partition Walls & Ceiling
- 100 Amp Electrical Panel
- 200 Amp Electrical Panel (A-E)
- LED Overhead Lights
- 3 Outlets
- Minimum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

	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
Total	\$166.12	\$173.06	\$198.68	\$265.40	\$445.78

(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

Full Building 4,800 SF (60'x80')

#9786 \$3,600/month

#9788 \$3,600/month

Eight Units Per Building

1,260 SF Per Unit (21'x60')

Building #9754

Unit 3 \$945/month

Unit 4 \$945/month

Unit 6 \$995/month

#6 Has a Floor Coating

Building #9792

Unit 2 \$945/month

Unit 3 \$945/month

Four Units Per Building

1,875 SF Per Unit (31'3"x60')

Building #9782

Unit 3 \$1,406/month

Building #9778

Unit 2 \$1,406/month

*Seller Financing Available, From Luxstor Financial



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