

FOR SALE

544 NW UNIVERSITY BLVD., PORT ST LUCIE, FL 34986



FEATURES:

*Hurricane Impact Proof Windows
Wall-To-Wall Carpeting
Acoustic Tile Ceiling*

*Plenty of Available Parking
Exterior Security Lighting
Private Bathroom*

PARCEL ID: C101 - 3325-600-0010-030-1 & C103 - 3325-600-0010-050-7

CONDO SIZE: 1,947±SF (891±SF & 1,056±SF)

YEAR BUILT: 2006

DESCRIPTION: 2 Entrances, 1 Reception Area, 1 Larger Office with Conference Area, 3 Standard Offices, Bull Pen with Cubicles, Kitchenette, and 2 Restrooms.

Existing office furnishing are available

ZONING: Commercial Service—Port St Lucie

EXTERIOR WALLS: CBS Stucco

UTILITIES: St Lucie West Service District

REAL ESTATE TAXES: \$6,750.53 (C101 - \$3,224.72 & C103 - \$3,525.81)

CONDO DUES: \$1,368.54 Quarterly (C101 - \$597.85 & C103 - \$770.69)

PRICE: \$240,000.00

**Across from the NY
Mets
Spring Training Facility**

**Next to the Indian River
State College
St Lucie West Campus**

**One mile from I-95
St Lucie West exit #121**

Demographic Profile Minute Radius

	1 Min	3 Min	5 Min
Population	2,663	38,799	112,544
Households	1,261	14,999	41,654
Ave HH Income	\$78,075	\$67,950	\$66,894
Median Age	54.0	45.4	42.3

Demographic Profile Mile Radius

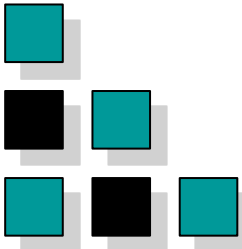
	1 Mile	3 Mile	5 Mile
Population	2,349	44,955	112,040
Households	1,302	17,391	41,191
Ave HH Income	\$62,508	\$71,251	\$67,815
Median Age	72.3	45.0	42.2

For More Information:

Christine Skurka
772.220.4096

Mobile 772.359.7199
skurka@slcccommercial.com
www.slcccommercial.com

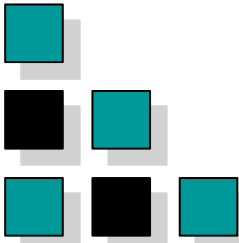




PHOTOS

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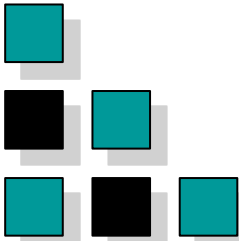




AERIALS

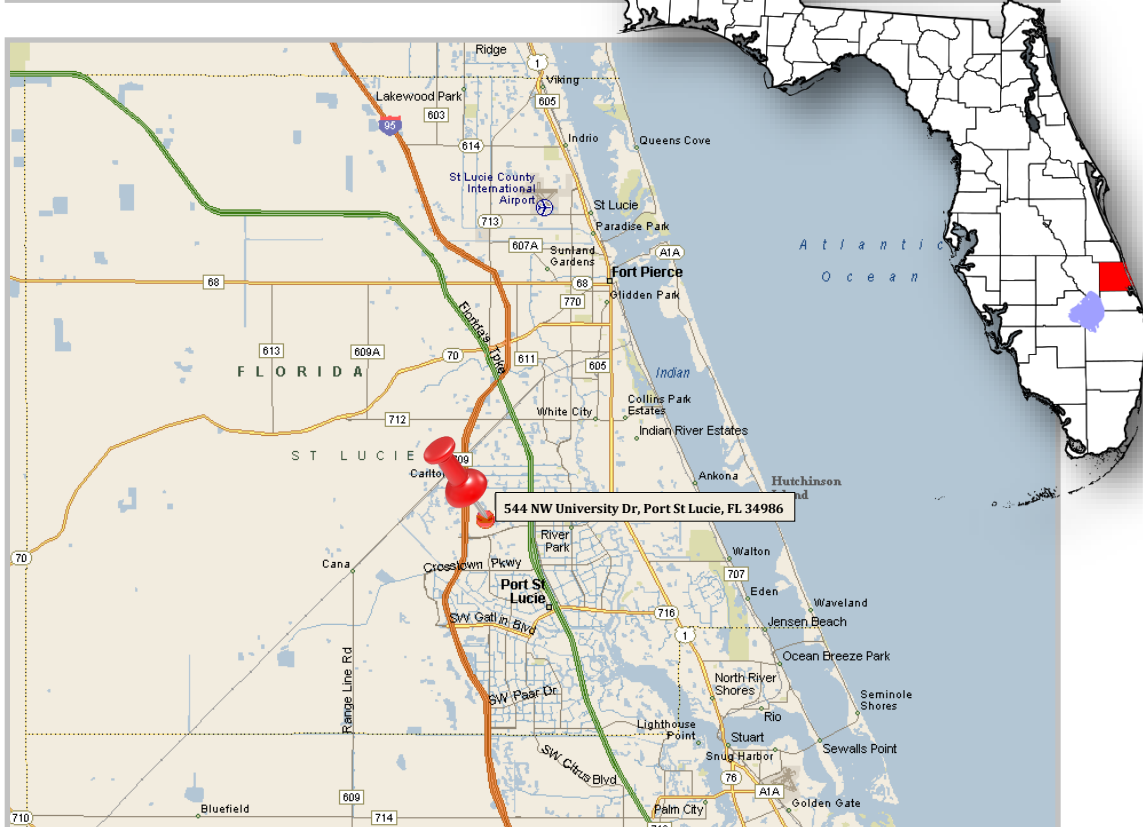
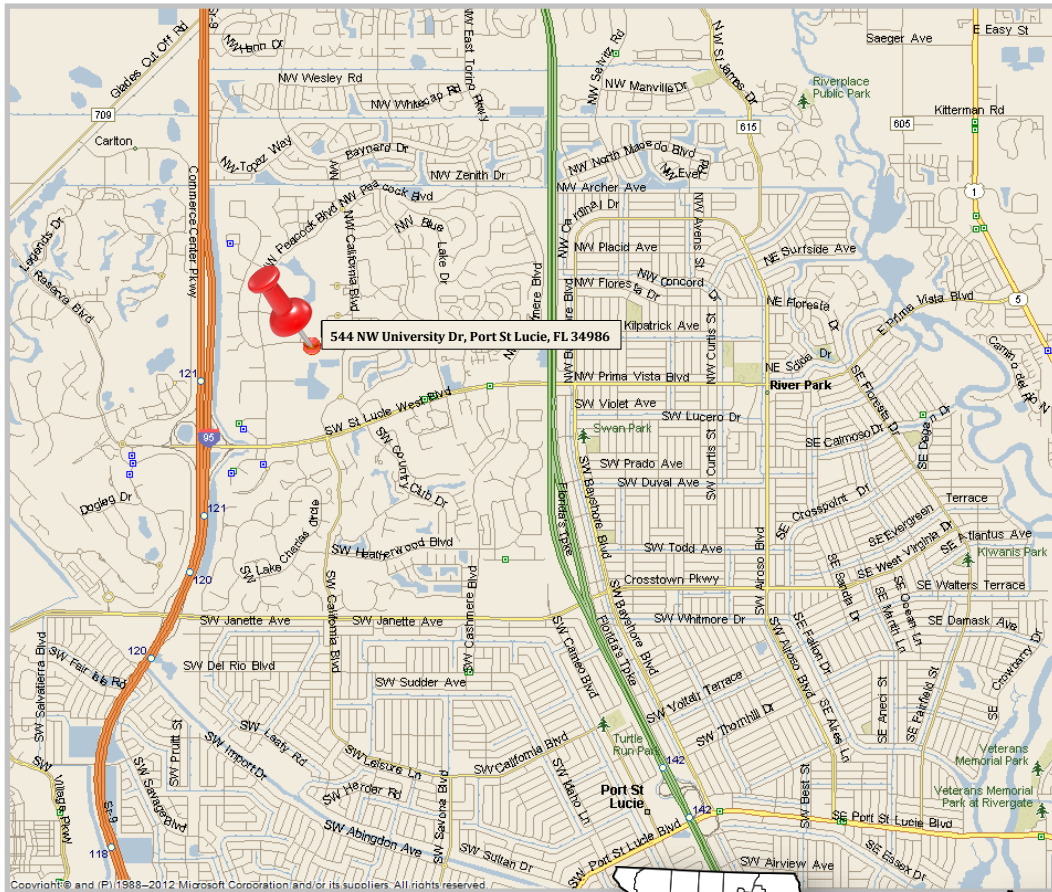
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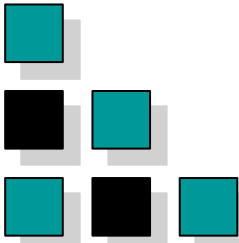




MAPS

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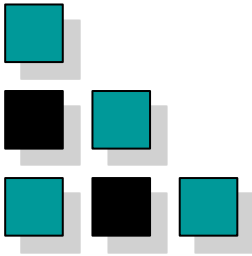
LOCATION

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Sec. 158.126. - Service Commercial Zoning District (CS).

- (A) **Purpose.** The purpose of the service commercial zoning district (CS) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of commercial service facilities to fulfill the general City-wide need for said facilities; to designate those uses and services deemed appropriate and proper for location and development within said zoning district; and to establish such development standards and provisions as are appropriate to ensure proper development and functioning of uses within the district.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted provided that all businesses, services, manufacturing, or processing of materials are confined within a fully enclosed building with no exterior emission of odors, fumes, dust smoke, vibration, waste liquids, or other substances:
- (1) Any permitted use in the (CG) general commercial district; unless specifically listed in the following subsection D, special exception uses.
 - (2) Automotive, boat or truck repair.
 - (3) Building material sales.
 - (4) Cabinet shop.
 - (5) Contractor's shop.
 - (6) Commercial laundry facility and linen supply and dry-cleaning establishment.
 - (7) Sign company.
 - (8) Public facility or semi-public facility or use.
 - (9) Trade shop (roofing, plumbing, electrical, and the like).
 - (10) Wholesale establishment.
 - (11) Food processing facility.
 - (12) Manufacturing and assembly and associated warehousing, storing, processing, and packaging of goods and materials.
 - (13) Television and broadcasting station.
 - (14) Analytical laboratory.
 - (15) Enclosed assembly area 3,000 square feet or less, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with [Chapter 110](#).
 - (16) One dwelling unit contained within the development which is incidental to and designed as an integral part of the principal structure.
 - (17) Kennel, enclosed.
- (C) **Principal uses.** The following principal uses which need not be fully enclosed in a building or structure are permitted, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall:
- (1) Public or semi-public facility use.
 - (2) Public utility facility, including water pumping plant, reservoir, electrical substation, and sewage treatment plant.
 - (3) Automotive, boat or truck sales.
 - (4) Lumber yard.
 - (5) Material or vehicle storage yard.
 - (6) Contractor's storage yard.
 - (7) Mobile home sales or storage.
 - (8) Open storage, provided that all open storage areas shall be completely enclosed by an opaque fence or wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of the fence or wall.
 - (9) Warehousing provided that all open storage areas shall be screened from view from public rights-of-way and residentially zoned property and be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to be visible beyond the height of said fence or wall, except for sales lots of new or used automobiles, trucks or new machinery or equipment.
 - (10) Equipment rental business.
 - (11) Self-service storage facilities in accordance with [Section 158.227](#).
- (D) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Kennel (enclosed), with outdoor runs.
 - (2) Enclosed assembly area over 3,000 square feet, with or without an alcoholic beverage license for on premises consumption of alcoholic beverages, in accordance with [Chapter 110](#).
 - (3) Wireless communication antennas and towers, as set forth in [section 158.213](#).
 - (4) Commercial driving school.
 - (5) [Reserved.]
 - (6) Recreational vehicle park.
 - (7) Disposal and recycling facility for construction and demolition debris, provided that all open storage areas shall be completely enclosed by an opaque fence or a wall having a minimum height of eight (8) feet with no material placed so as to exceed the height of the fence or wall; minimum area required, ten (10) acres.
 - (8) Indoor shooting facility.
 - (9) Any use set forth in Subsection B: "Permitted Principal Uses and Structures" that include drive-through service.
 - (10) Bars, lounges and night clubs.
 - (11) Car wash (full or self-service).
 - (12) Schools (public, private or parochial) or technical or vocational schools.
 - (13) Automobile fuel services.
 - (14) Retail convenience stores with or without fuel service station.
 - (15) Secondary metals recycler in accordance with [Chapter 117](#).



DISCLAIMER

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This presentation package has been prepared by the company representing the property for informational purposes only and does not purport to contain all information necessary to reach a purchase decision.

The information herein has been given by the Owner or other sources believed to be reliable, but it has not necessarily been independently verified by the Company representing the property and neither its accuracy nor its completeness is guaranteed.

This information is subject to errors, omissions, changes, prior sale or withdrawal without notice by the Company representing the property and does not constitute a recommendation, endorsement or advice as to the value for the purchase of any property. Each prospective lessee or purchaser is to rely upon his/her own investigation, evaluation and judgment as to the advisability of leasing or purchasing the property.

Furthermore, any financial information and calculations presented in this analysis are believed to be accurate, but are not guaranteed and are intended for the purposes of projection and analysis only. The user of this financial information contained herein should consult a tax specialist concerning his/her particular circumstances before making any investment.