

# FOR SALE

459 NW PRIMA VISTA BLVD., PORT ST LUCIE, FL 34983

## PRIMA VISTA COMMONS SECOND FLOOR — OFFICE CONDOMINIUM

Short Sale



- CONDO SIZE: 2,321 +/- Sq. Ft. (51'wide x 46' deep), built in 2006  
Unit 201 & Unit 202 were combined into one unit
- PARCEL ID: 3429-600-0013-000-2, 3429-600-0014-000-9
- LEGAL DESCRIPTION: Prima Vista Commons Condominium (OR 2672-2086) Unit 201 (OR 2741-2001)  
Prima Vista Commons Condominium (OR 2672-2086) Unit 202 (OR 2741-2001)
- TAXES: \$4,365.63 (2012)
- ZONING: Limited Mixed Use Zoning District (LMD), City of Port St Lucie
- PRIME WALL: BS - CB Stucco
- PARKING: Plenty Available
- UTILITIES: City of Port St Lucie
- DAILY TRAFFIC: 28,000
- PRICE: \$208,890.00

### Demographic Profile

	1 Mile	3 Mile	5 Mile
Population	10,498	64,370	139,958
Households	3,708	25,117	55,145
Ave HH Income	\$51,521	\$56,585	\$56,872
Median Age	37.5	43.7	43.2

### For More Information:

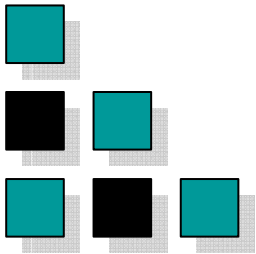
**Ken Martin, CCIM**  
**772.220.4096**

Mobile 772.528.3412

kenmartin@slcccommercial.com  
www.slcccommercial.com



The information contained herein has been obtained from sources believed to be reliable, but no warranty or representation, expressed or implied, is made. All sizes and dimensions are approximate. Any prospective buyer should exercise prudence and verify independently all significant data and property information. This is NOT an offer of sub-agency or co-brokerage.



# INTERIOR PHOTOS

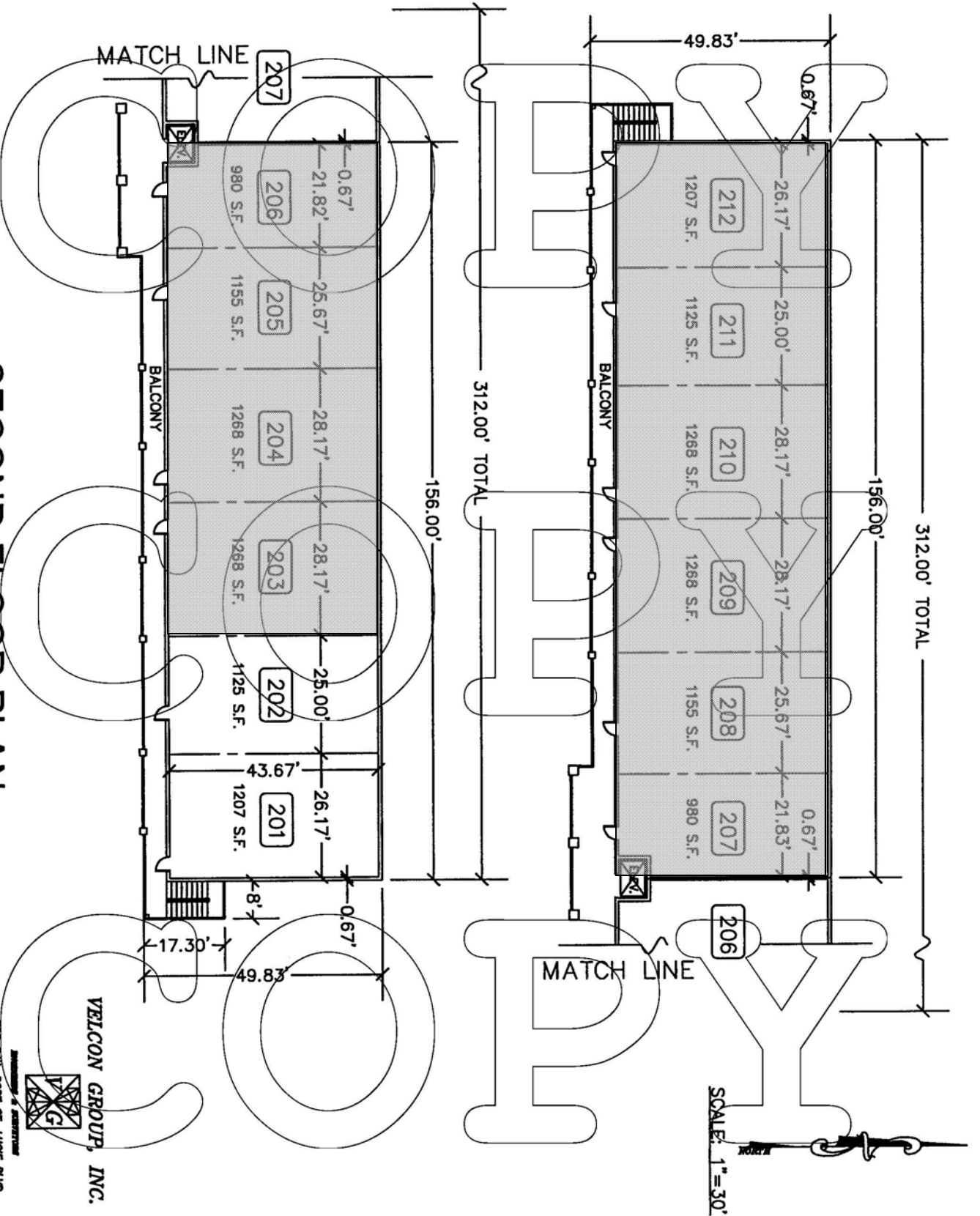
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# 2ND FLOOR PLAN

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## SECOND FLOOR PLAN



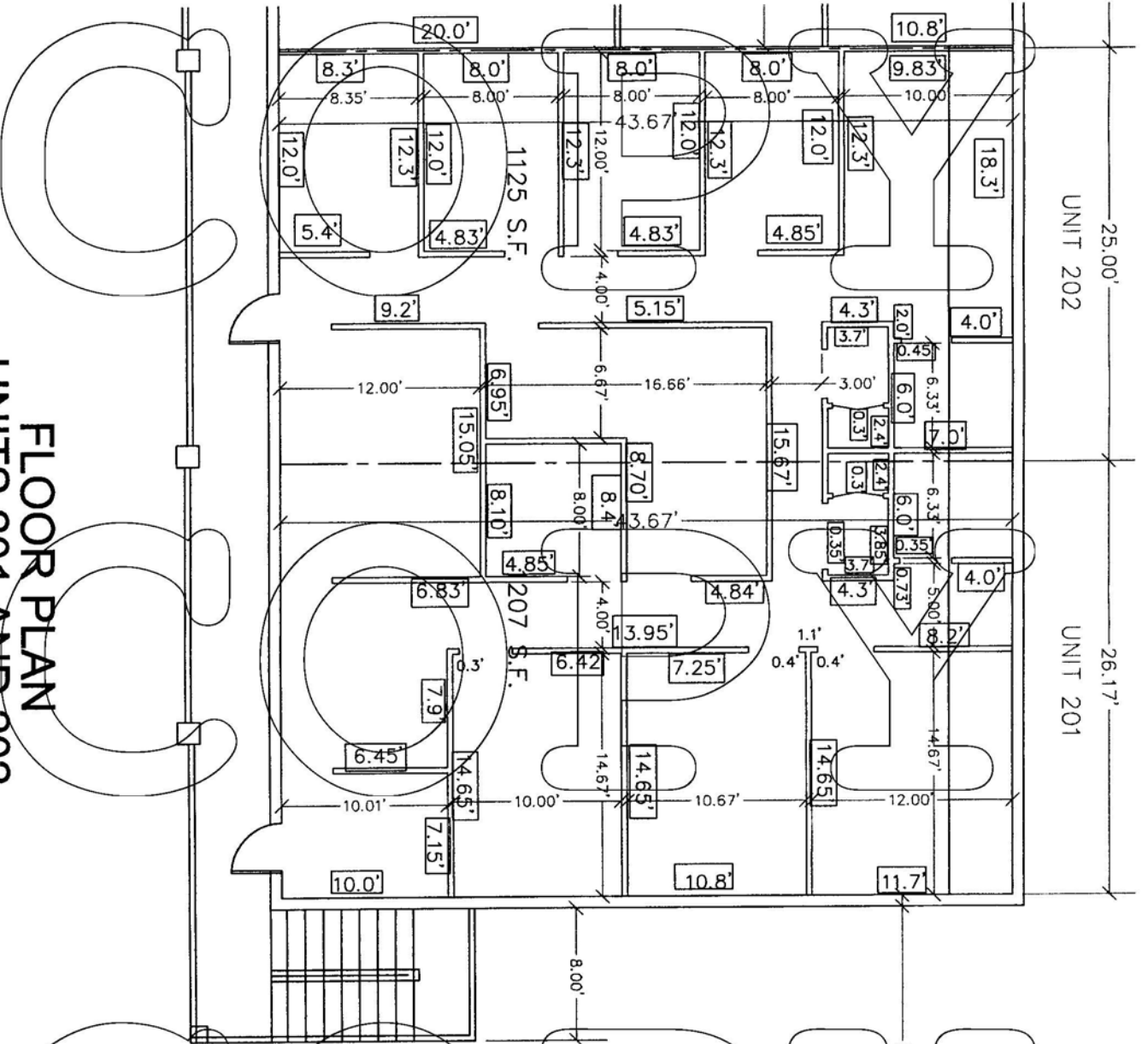
702 S.W. POINT ST. LUCIE BLVD.  
 PORT ST. LUCIE, FLORIDA 34955  
 (772) 878-0477  
 (772) 871-6658 (FAX)  
 LICENSE NUMBER 44444

**VEICON GROUP, INC.**



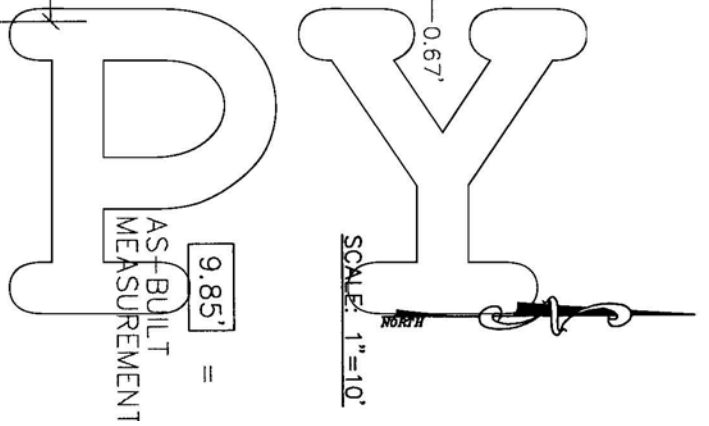
# FLOOR PLAN

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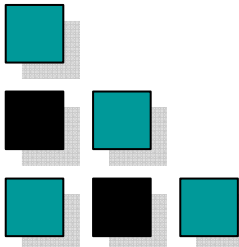
## FLOOR PLAN UNITS 201 AND 202

UNIT 201 - FFE = 32.20' + 8.35' TO CEILING  
UNIT 202 - FFE = 32.20' + 8.35' TO CEILING



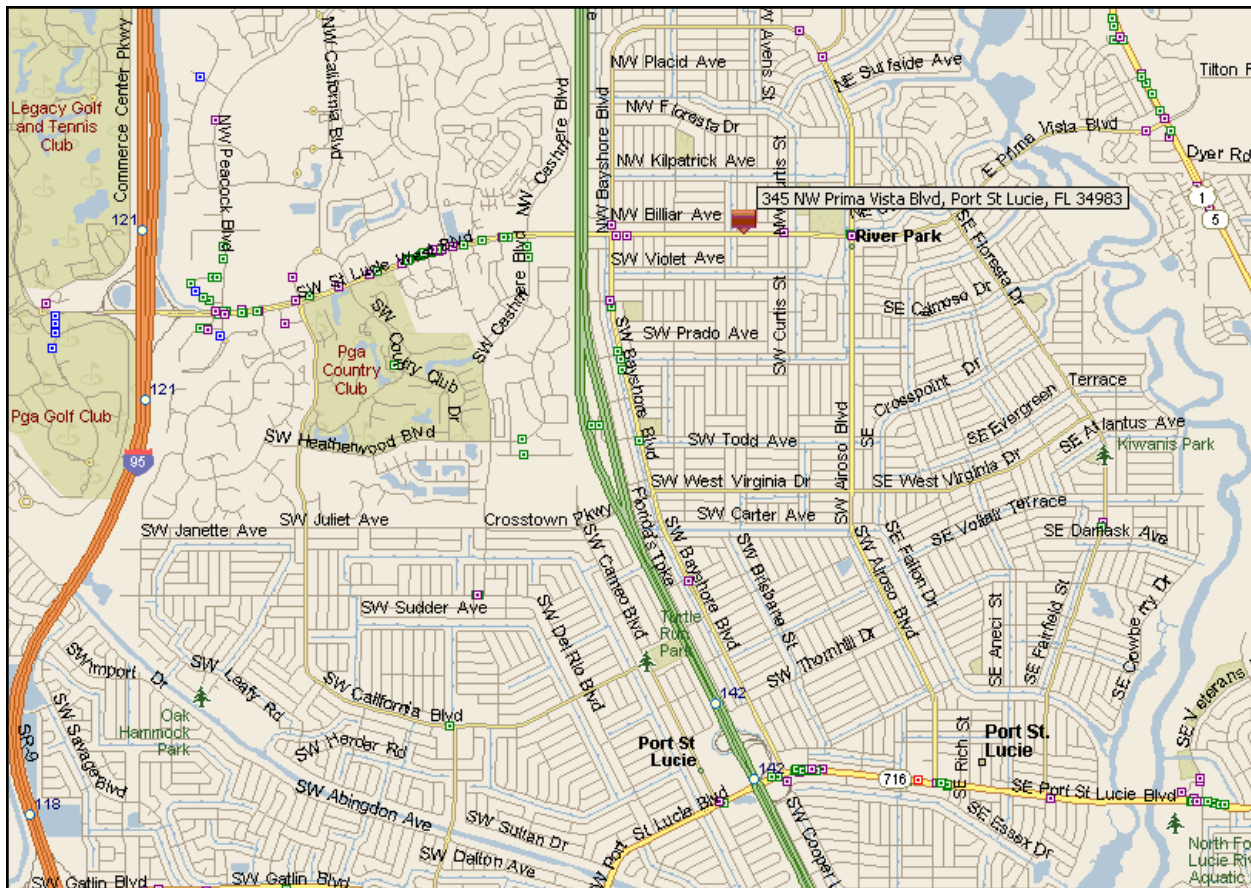
**VELCON GROUP, INC.**

ENGINEERS & ARCHITECTS  
702 S.W. PORT ST. LUCIE BLVD.  
PORT ST. LUCIE, FLORIDA 34953  
(772) 879-0477  
(772) 871-6639 (FAX)  
LICENSE BUSINESS #4442



# LOCATION

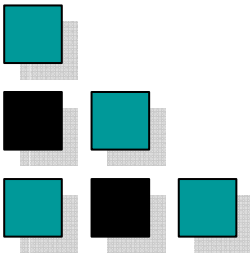
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## Sec. 158.155. - Limited Mixed Use Zoning District (LMD).

- (A) **Purpose.** It is the intent and purpose of the Limited Mixed Use Zoning District (LMD) to allow, upon specific application, the conversion of single-family residential lots of record to multi-family, institutional, professional/business office or limited retail uses in a planned manner consistent with the Comprehensive Plan. This district sets specific requirements for land assembly, off-street parking, drainage setbacks, access and buffering to insure a planned development which provides for the efficient and economical use of land, appropriate or harmonious variety in physical development, a high compatibility with adjacent existing and future development and which provides for safe and efficient access to major transportation facilities.
- (B) **Limited Mixed Use District Defined.** For the purpose of this chapter, a limited mixed use district (LMD) is defined as land planned under unified control and developed in a coordinated manner in one or more development phases according to an approved conceptual plan, and with programs for full maintenance and operations for facilities and improvements such as parking and driveways, drainage, buffers and landscaping.
- (C) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Any permitted or special exception use listed in the professional (P) district;
  - (2) Any permitted or special exception use listed in institutional (I) district;
  - (3) Any permitted or special exception use listed in the multiple-family residential (RM-11) district.
  - (4) Retail or personal service uses conducted wholly within an enclosed building, but not including convenience/gas sales, restaurants and the sales of alcoholic beverages. These uses shall not exceed fifty percent (50%) of the building's gross floor area and no one use shall exceed 5,000 square feet. The site plan required under [section 158.155\(M\)\(1\)\(c\)](#) shall specify those areas of the building to be used for retail uses.
- (D) **Special Exception Use.**
- (1) Bank or savings and loan association, with or without a drive-thru;
  - (2) Retail plant nursery;
  - (3) Retail or personal service uses, exceeding fifty percent (50%) of the building's gross floor area, conducted wholly within an enclosed building, but not including convenience/gas sales, restaurant and the sales of alcoholic beverages. No one use shall exceed five thousand (5,000) square feet. A minimum lot depth of two hundred forty (240) feet off of the primary road frontage shall be provided and in no case shall the minimum lot be less than forty thousand (40,000) square feet. The site plan required under [section 158.155\(M\)\(1\)\(c\)](#) shall specify those areas of the building to be used for retail uses;
  - (4) Restaurants (not including drive-in facilities) with or without an alcoholic beverage license for on premises consumption of beer and wine in accordance with [Chapter 110](#); and
  - (5) Any use exceeding five thousand (5,000) square feet.



## PERMITTED USES

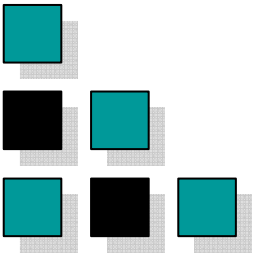
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### Sec. 158.122. - Professional Zoning District (P). [↗](#)

- (A) **Purpose.** The purpose of the professional zoning district (P) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of professional office 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. This district includes those uses formerly designated professional commercial.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Office for administrative, business, or professional use, barber or beauty shop, but not including the sale or storage of merchandise except where clearly incidental to and an accessory component of the rendering of professional services.
  - (2) Studio for professional work or teaching of any form of fine arts or performing arts, but not including the sale or storage of merchandise except where clearly incidental to, and an accessory component of, the rendering of professional services.
  - (3) Apartment-type living quarters for the owner or manager of a business, and his immediate family, when such use is incidental to and designed as an integral part of the principal structure. However, only one (1) such residence may be approved for each business and required land area.
- (C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Civic or cultural facility (private).
  - (2) Any building exceeding thirty-five (35) feet in height.
  - (3) Temporary church or other place of worship; maximum period of two (2) years.
  - (4) Model home centers;
  - (5) Any use set forth in subsection (B): "Permitted Principal Uses and Structures" that include drive-through service.

### Sec. 158.110. - Institutional Zoning District (I).

- (A) **Purpose.** The purpose of the institutional zoning district (I) shall be to locate and establish areas within the City which are deemed to be uniquely suited for the development and maintenance of uses of an institutional nature to serve the residents of the City; to designate those uses and services deemed appropriate and proper for location and development within that development within said zoning district; and to establish development standards and provisions as are appropriate to ensure proper development and functioning of uses within that zoning district.
- (B) **Permitted Principal Uses and Structures.** The following principal uses and structures are permitted:
- (1) Cemetery, including mausoleum;
  - (2) Church or other place of worship;
  - (3) Club or lodge (private), with or without an alcoholic beverage license for sales of alcoholic beverages to members and guests of the club or lodge in accordance with [chapter 110](#)
  - (4) Day care center;
  - (5) Park or playground, or other public recreation or cultural facility (public);
  - (6) Civic, or cultural facility (private);
  - (7) School (public), kindergarten and grades 1 through 12;
  - (8) Service club;
  - (9) Youth organization or club (nonprofit);
  - (10) Congregate living facility, as set forth in [section 158.224](#)
  - (11) Group care home, as set forth in [section 158.224](#)
  - (12) Funeral homes, with or without a crematory.
- (C) **Special Exception Uses.** The following uses may be permitted only following the review and specific approval thereof by the City Council:
- (1) Business or trade organization (nonprofit);
  - (2) Clinic (medical);
  - (3) College or technical school, including dormitories;
  - (4) Hospital;
  - (5) Nursing or convalescent home;
  - (6) Publicly-owned or operated building or use;
  - (7) Public utility facility, including water pumping plant, reservoir, electrical substation, sewage treatment plant, and wireless communication antennas and towers, as set forth in [section 158.213](#)
  - (8) School (private or parochial), meeting the requirements of the State board of education.



## DISCLAIMERS

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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.