



Offering Memorandum for 679 NW Enterprise Dr 102

Detailed overview of a commercial property for
potential investors

Property Overview



Prime Commercial Location

Located in the heart of the Enterprise Business Center, a thriving commercial district in Port St. Lucie, Florida



Spacious Commercial Condominium

The property comprises a 5,250 square foot condominium unit with ample interior space and flexibility for a variety of commercial uses



Current Industrial Use

The property is currently utilized as an industrial/flex space, offering versatility for future tenants or owners

679 NW Enterprise Dr 102 is a well-situated, spacious commercial property that presents a compelling investment opportunity in the growing Port St. Lucie market.

Financial Details

Property Information	Amount
Purchase Price	\$1,450,000
Uses	Flex, Light Distribution, Owner User, Warehouse
Exemption Value	\$0
Taxable Value	\$1,228,500
Annual Property Taxes (Estimated)	\$19,656

*Source: Saint Lucie County Property Appraiser

Zoning and Regulations

Zoning Designation

The property at 679 NW Enterprise Dr 102 is zoned as General Use (GU), which is a commercial zoning designation in Port St. Lucie, Florida. This allows for a wide range of commercial and industrial uses, including manufacturing, warehousing, and office spaces.

Building Regulations

The property is subject to the building codes and regulations of Port St. Lucie, which outline requirements for construction, safety, and property maintenance. Any modifications or renovations to the existing building would need to comply with these regulations.

Setback Requirements

The GU zoning designation has specific setback requirements, which mandate the minimum distance the building must be from the property lines. These setbacks help ensure proper spacing and access around the property.

Parking Regulations

The property must adhere to the parking regulations set forth by the city, which stipulate the minimum number of parking spaces required based on the building's size and intended use. Appropriate parking facilities are essential for the property's functionality.

Environmental Considerations

As an industrial property, there may be environmental regulations and considerations, such as stormwater management, waste disposal, and potentially hazardous materials handling. Compliance with these regulations is crucial for the property's operations and the surrounding community.



Market Analysis

The Port St. Lucie commercial real estate market has experienced steady growth in recent years, driven by a thriving local economy and the area's appeal as a business-friendly destination. Key market trends include rising rental rates, increased demand for modern industrial and office spaces, and a growing presence of national and regional tenants. Investors will find a diverse range of investment opportunities in the region, from well-established properties to new development projects.

Next Steps

- **Schedule a Property Tour**

Arrange a comprehensive walkthrough of the property to assess its condition, layout, and suitability for your specific needs.

- **Review Financial Records**

Carefully examine the property's financial statements, including income, expenses, and any outstanding obligations, to evaluate the investment potential.

- **Conduct Due Diligence**

Thoroughly research the local market, zoning regulations, and any potential development or expansion plans to identify both opportunities and risks.

- **Consult with Legal and Financial Advisors**

Seek guidance from experienced professionals to ensure a comprehensive understanding of the legal and financial implications of the investment.

- **Prepare an Offer**

Develop a well-researched and competitive offer that aligns with your investment goals and the property's market value.

In conclusion, 679 NW Enterprise Dr 102 presents a compelling investment opportunity in the growing commercial real estate market of Port St. Lucie, Florida.

Investors are encouraged to review the detailed information provided in this offering memorandum and consider the potential returns and risks associated with this property.

