



COMMERCIAL/RESIDENTIAL OPPORTUNITY

1034-38 WEST NATIONAL AVENUE

WALKER'S POINT NEIGHBORHOOD



\$55,000 Asking Price

Building: 8,186 SF one and two story with full basement
 Masonry construction; rear overhead door with access to basement; built 1927 & 1928
 Lot Area: 7,000 SF with 50 feet of frontage on National
 Zoning: LB2, Local Business
 Building record, photos & Historical Land Use Investigation on website

BUYER DEVELOPMENT OBLIGATIONS

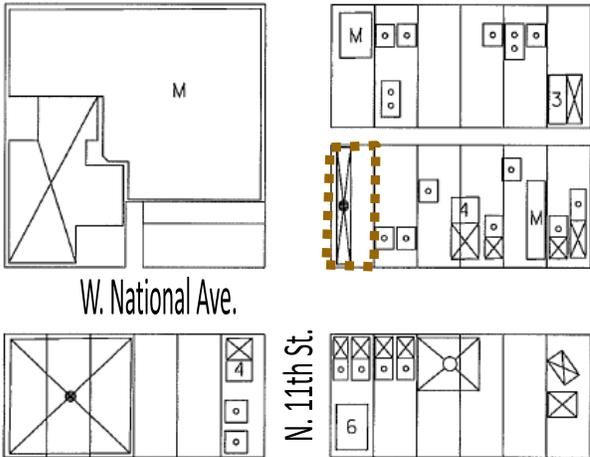
- Restore commercial storefront/improve National Avenue facade
- Rehabilitate residential unit or convert to commercial use
 - Landscape side yard and street frontages and include decorative fence
 - Redevelop property in a timely manner

PREFERRED COMMERCIAL USES:

- Contractor Shop or other business use
 - General or specialty office
 - Retail
- Note:** Property must be taxable; Some uses may need BOZA approval
 Prohibited uses: Tavern/liquor store, social service, religious assembly, pawn shop, convenience store, tobacco shop, gun shop, payday or auto-title loan store.

RESOURCES

- Façade Grants information @ <http://city.milwaukee.gov/facade>
- Rent Rehabilitation Program; Forgivable loans up to \$14,999/apt See <http://city.milwaukee.gov/NeighborhoodImprovement/Rental-Rehabilitation-Loan-Pro.htm>
- Business assistance may be available through Milwaukee Economic Development Corp. See @ MEDOnline.com



CITY SALE CONDITIONS:

- Submittals will be evaluated based on offer price, prospective use and proposed renovations
- Start-up businesses will be required to submit a business plan
- Acceptance contingent on Common Council approval
- Buyer must complete all renovations within 12-months following closing
- Buyer to execute a Purchase & Sale Agreement and submit earnest money after Council approval; sample on website
- Deed will contain restrictive covenants for performance obligation, prohibitions for tax exemption and liquor license and reversion of title provision for non compliance. A Performance Deposit will also be required
- Conveyance will be "as is, where is" by quit claim deed subject to restrictive covenants
- Buyers must not violate City Buyer Policies ([see website](#))

Showings: All showings must be conducted through Wisconsin licensed real estate brokers. Contract 286-5730 for access

Submittal: "Proposal Summary" (on website) submitted through licensed broker with offer price, buyer and broker information, intended use, renovation description/scope of work, budget & financing strategy.

Due Date: On or before **3:00 PM June 27, 2013** @ Bid Desk, Dept. City Development, 809 North Broadway, 2nd Floor.

Contact: Matt Haessly, Department of City Development, 809 North Broadway, Milwaukee, WI 53202
 414-286-5736 or mhaess@milwaukee.gov

No warranty or representation, express or implied, is made as to the accuracy of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any specific listing conditions, imposed by our principals.