



LISTING PRICE: \$85,000

Building: One-story 3,600 SF single tenant commercial building built in 1930
Lot Area: 3,600 SF lot with no onsite parking
Zoning: LB2, Local Business; Historic Mitchell Street Overlay District.
 Locally Designated Historic District
 Greater Mitchell Street Business Improvement District (BID)—Nancy Bush, Executive Director NBush54604@aol.com
 Assessor records, photographs and environmental data on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore building and maintain clear glazing along street frontage.
- Exterior alterations/signage requires review and approval of the Milwaukee Historic Preservation Commission. See historic designation report & guidelines for the Mitchell Street Historic District at www.city.milwaukee.gov/hpc
- Secure business that contributes to the Great Mitchell Street BID and complies with the Historic Mitchell Street Overlay District.
- Finish all renovations in a timely manner.

PERMITTED COMMERCIAL USES

- See Historic Mitchell Street Overlay District
- **Note:** Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Parking lot, religious assembly, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, or other uses prohibited by zoning.

AVAILABLE RESOURCES

- **Facade Grants:** www.city.milwaukee.gov/facade
- **Retail Investment Fund:** www.city.milwaukee.gov/rif
- **White Box Program:** www.milwaukee.gov/whitebox
- **Commercial Property Renovation Fund:** Contact Natanael Martinez at (414)286-5813 or Natanael.Martinez@milwaukee.gov for details.
- **Business Financing** may be available through Milwaukee Economic Development Corp. www.MEDOnline.com

CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovations, contribution to tax base and financial viability.
- Acceptance contingent on Common Council approval. Earnest money of 5% of price required within 10 days of approval. Uses requiring City licenses will have concurrent Council consideration with the sale authorization; BOZA approval will be obtained prior to Common Council action. Start-up businesses may submit a business plan.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval at www.milwaukee.gov/CommercialBuildings
- Conveyance will be “as is, where is” by quit claim deed subject to restrictive covenants for performance, prohibitions for tax exemption, liquor license (except for restaurant with significant food component) and certain uses and reversion of title provision for non-compliance. A \$1,000 Performance Deposit may be required at closing.
- Closing contingent on proof of firm financing and DCD approval of building plans.
- Buyers must not violate City Buyer Policies. See website at www.city.milwaukee.gov/CRE
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.

Showings: Through Wisconsin licensed real estate brokers ONLY. Broker may contact (414)286-5730 for access.

Submittal: 1) Completed “Proposal Summary” submitted through licensed broker. See website at www.city.milwaukee.gov/CRE
 2) Detailed Scope of Work for renovation of building (façade rendering may be requested later).

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2nd Floor, Milwaukee, WI 53202 to the attention of Matt Haessly. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Matt Haessly, Department of City Development, (414)286-5736 or mhaess@milwaukee.gov.

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