

Commercial/Industrial Facility

1118-26 West North Avenue

North Division Neighborhood



\$45,000 ASKING PRICE

- Solid brick three-story building, 25,260 SF Church facility constructed in 1892.
- 24,170 SF ground floor area with two religious institutions, two kitchen areas and office area.
- 2nd floor consists of large religious space, smaller worship space and storage area. Third floor mainly consists of work area and storage.
- 11,220 SF lot with excellent visibility along West North Avenue.
- LB2 Zoning, Local Business

Assessor records, photos and environmental data on website at www.city.milwaukee.gov/CRE.

BUYER DEVELOPMENT OBLIGATIONS

- Restore building for business use in timely manner.
- Add Façade treatments and window glazing along street frontage
- Start-up businesses must submit a business plan

PREFERRED COMMERCIAL USES:

- Retail use, office or general service use
- Mixed-use housing site, professional services office
- Warehouse

Note: Property must be taxable and some uses may need BOZA approval
Proposals will not be accepted for the following uses: Parking lot, night club, tavern, liquor store, social service, religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, payday or auto-title loan store or other non-permitted uses.



RESOURCES

- Façade Grants. Information at city.milwaukee.gov/facade
- Retail Investment Fund. Information at city.milwaukee.gov/rif
- White Box Grant. Information at www.milwaukee.gov/WhiteBox
- Business financing may be available through Milwaukee Economic Development Corp., at MEDOnline.com

CITY SALE CONDITIONS:

- Submittals are evaluated on price, prospective use, impact on the business community and adjoining residential neighborhood, extent and quality of 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.
- Buyer to execute City Commercial Purchase & Sale Agreement after Council approval (sample on website)
- Conveyance will be "as is, where is" by quit claim deed subject restrictive covenants for performance, prohibitions for tax exemption and certain uses and reversion of title provision for non-compliance.
- Closing contingent on firm financing and equity and DCD approval of building plans.
- Rehabilitation must be complete within nine months following closing; Buyer to provide Certificate of Occupancy.
- Buyers must conform to City Buyer Policies (www.milwaukee.gov/CommercialBuildings) at submittal and at closing.

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

Submittal: 1) "Proposal Summary" (on website) fully completed and submitted through licensed broker and
 2) Detailed Scope of Work for renovation (façade rendering may be requested later)

Submit proposal to Department of City Development- Real Estate Section, 809 North Broadway, 2nd Floor, Milwaukee, WI 53202-3617 to the attention on Dwayne Edwards. Proposals will be accepted and reviewed on a **continuous basis** until an acceptable proposal is received.

Contact: Dwayne Edwards, Department of City Development, 414-286-5735 or dkedwar@milwaukee.gov.

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