

# Office/Health Care Facility

## 2600 West Vliet Street

### Midtown Neighborhood



### \$15,000 ASKING PRICE

Building: One-story, 1,460 SF office constructed in 1948.  
 Lot Area: 2,226 SF corner parcel; excellent visibility on Vliet St.  
 Zoning: LB2 Zoning, Local Business  
 Assessor records, photos and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE).

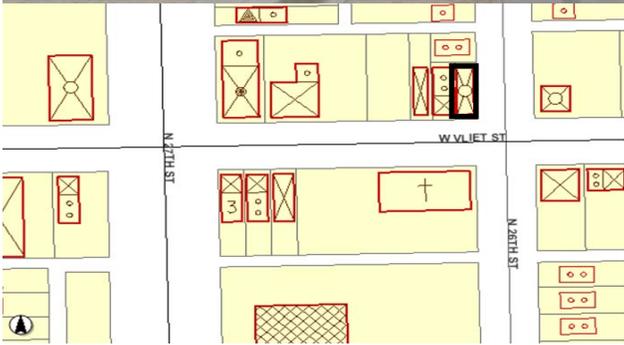
#### DEVELOPMENT OBLIGATIONS

- Restore building façade with clear glazing.
- Provide landscaping along North 26th Street side of property.
- Finish all renovations in a timely manner.

#### PREFERRED COMMERCIAL USES

- Medical or health care use
- Hair care and beauty services
- Office or general services

**Note:** Property must be taxable and may need BOZA approval  
 Prohibited uses: Parking lot, 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 uses not permitted by zoning.



#### AVAILABLE RESOURCES

- Façade Grants. Information at [www.milwaukee.gov/facade](http://www.milwaukee.gov/facade)
- Retail Investment Fund. Information at [www.milwaukee.gov/rif](http://www.milwaukee.gov/rif)
- Business financing may be available through Milwaukee Economic Development Corp. at [www.MEDOnline.com](http://www.MEDOnline.com)

#### CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining residential neighborhood, extent & quality of renovations, contribution to tax base & financial viability.
- Start-up businesses asked to submit a business plan with the Proposal Summary.
- 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.
- 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. A \$1,000 Performance Deposit will be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building and site plans.
- Rehabilitation must be complete within six months following closing; Buyer to provide Certificate of Occupancy.
- Buyers must not violate City Buyer Policies ([www.milwaukee.gov/CommercialBuildings](http://www.milwaukee.gov/CommercialBuildings)) at submittal and at closing.

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

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

Proposals will be accepted beginning on **September 2, 2014** at Real Estate Section, DCD, 809 North Broadway, 2<sup>nd</sup> Floor, Milwaukee, WI 53202-3617 and will be 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](mailto:dkedwar@milwaukee.gov).

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