

# Auto-Related Business Wanted

## 3020-26 West Fond du Lac Avenue

### Park West Neighborhood

### \$15,000 ASKING PRICE

Building: One-story brick 3,345 SF auto service facility constructed in 1954.  
 Lot Area: 6,960 SF lot that includes adjacent City-owned land to the west  
 Zoning: IH, Industrial Heavy  
 Assessor records, photos and environmental data on City's website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE).

#### BUYER DEVELOPMENT OBLIGATIONS

- Restore building façade with clear glazing.
- Add ornamental fencing and landscaping along vacant lot frontage.
- Finish all renovations in a timely manner.

#### PREFERRED COMMERCIAL USES

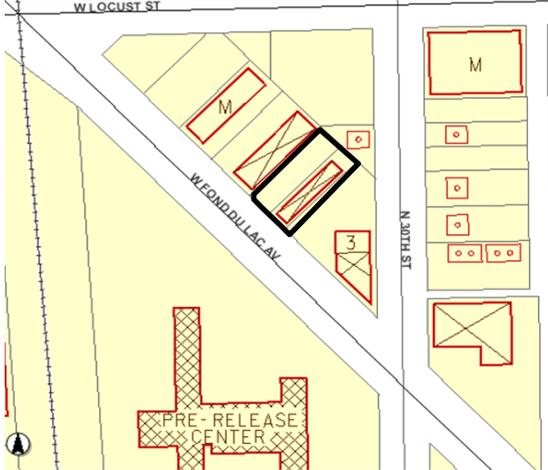
- Auto service/auto repair; hand car wash or auto detailing facility may require Board of Zoning Appeals ("BOZA") Approval.
- General service or specialty office

**Note:** Property must be taxable and some uses may need BOZA approval

**Prohibited uses:** Parking lot, social service, religious assembly, pawn shop, cigarette or cigar shop, gun shop, tavern, liquor store, convenience store, 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 and  
 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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