

Commercial Opportunity
3104-20 N. Dr. Martin Luther King Jr. Dr.
Harambee Neighborhood District



\$30,000 ASKING PRICE

Building: Approximately 7,500 ± SF former funeral home with two upper residential units built in 1945 with connected garage and parking along west and north sides of building
 Lot Area: 49,000 SF
 Zoning: LB2, Local Business
 Assessor Records, Photographs, Historical Land Use Investigation & Sewer Easements on website at www.city.milwaukee.gov/CRE

BUYER DEVELOPMENT OBLIGATIONS

- Restore **or** Demolish and construct a new building in accordance with the City's New Construction Guidelines at www.city.milwaukee.gov/CRE
- Assemble all three parcels with a Certified Survey Map
- Add landscaping & ornamental fencing along street frontages
- Finish all renovation or construction in a timely manner

PREFERRED COMMERCIAL USES:

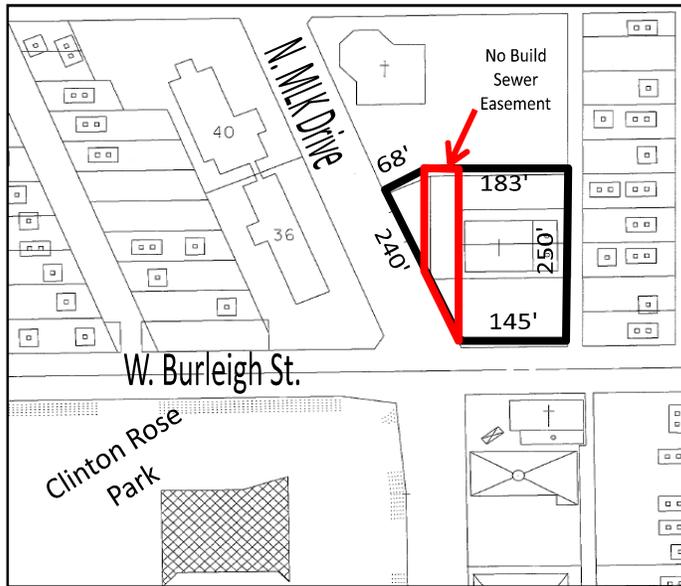
- Funeral Home, General office, Business Service

Note: Property must be taxable;

Some uses may need BOZA approval. Proposals will not be accepted for the following uses: Tavern /liquor store, tax-exempt religious assembly, pawn shop, convenience store, cigarette or cigar shop, gun shop, automotive car lot, payday or auto-title loan store.

RESOURCES

- **Façade Grants.** Information at city.milwaukee.gov/facade
- **Retail Investment Fund.** Information at city.milwaukee.gov/rif
- **White Box Program** information available at 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 Corporation at MEDOnline.com



CITY SALE CONDITIONS:

- Submittals evaluated on price, prospective use, impact on the business community and adjoining neighborhood, extent & quality on renovation or new construction, landscaping plan, contribution to tax base and financial viability.
- Start-up business 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 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 will be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building and site plans.
- Renovations must be complete within nine months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must not violate City Buyer Policies (see website) at submittal and at closing.

Showings: Contact a Wisconsin licensed real estate broker for showing: Broker: Call (414) 286-5730 for access.

Submittal: 1) "Proposal Summary" (on website) fully completed and submitted through a licensed broker
 2) Detailed scope of work for renovation. A façade rendering is desirable. Detailed and scaled preliminary building and site plans required for proposals involving demolition and new construction.

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: Rhonda Szallai or Matt Haessly, Department of City Development, 809 North Broadway, Milwaukee, WI 53202
 Rhonda Szallai: 414-286-5674 or rszall@milwaukee.gov or Matt Haessly: 414-286-5736 or mhaess@milwaukee.gov

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