



**LISTING PRICE: \$10,000.00**

**Building:** 4,507 SF with commercial and residential space built in 1900. There is an attached 4 car garage and a detached 2 car garage.  
**Lot Area:** 6,600 SF lot with a four car attached garage and a two car detached garage.  
**Zoning:** LB2, Local Business  
 Assessor records, photographs and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE)

**BUYER DEVELOPMENT OBLIGATIONS**

- Restore building and finish all renovations in a timely manner.
- Add Façade improvements along street frontage.

**PERMITTED COMMERCIAL USES**

- Live-work, Artist studio, Catering services
- Small medical office, Business services

**Note:** Property must be taxable and some uses may need Board of Zoning Appeals (“BOZA”) approval.

Proposals will not be accepted for the following uses: Parking lot, social service, religious assembly, pawn shop, cigarette or cigar shop, gun shop, liquor store, payday or auto-title loan store, or other prohibited uses.

**AVAILABLE RESOURCES**

- Facade Grants. Information at [city.milwaukee.gov/facade](http://city.milwaukee.gov/facade)
- Retail Investment Fund. Information at [city.milwaukee.gov/rif](http://city.milwaukee.gov/rif)
- White Box Program information available at [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- Rental Rehabilitation Program. Call (414) 286-5608 for details. <http://city.milwaukee.gov/RentalRehabLoan>
- 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 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](http://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](http://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](http://www.city.milwaukee.gov/CRE)  
 2) Detailed Scope of Work for renovation of both buildings (façade rendering of each may be requested later).

Submit proposal to the Department of City Development - Real Estate Section, 809 North Broadway - 2<sup>nd</sup> Floor, Milwaukee, WI 53202 to the attention of 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](mailto:dkedwar@milwaukee.gov).

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