

# Office/Commercial Use Wanted

## 3907-09 West Vliet Street

### Washington Park Neighborhood



### \$30,000 ASKING PRICE

**Property:** This two-story, 3,629 SF brick building has a two bedroom apartment on the 2<sup>nd</sup> floor and a large 1<sup>st</sup> floor storefront. Built in 1926, the building includes a one-story concrete block structure at the rear.

**Lot Area:** 3,600 SF lot with good visibility along Vliet Street.

**Zoning:** LB2, Local Business

Assessor records, photos and environmental data on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE).

#### BUYER DEVELOPMENT OBLIGATIONS

- Restore building and add facade treatments at street frontage
- Finish all renovation in a timely manner
- Start-up businesses must submit a business plan

#### PREFERRED COMMERCIAL USES

- Retail, professional services or specialty office
- Graphics/Design services
- Artist space; T-Shirt printing and screening facility

**Note:** Property must be taxable and may need Board of Zoning and Appeals ("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 uses prohibited 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.
- 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 must 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 and certain uses, and reversion of title provision for non-compliance. A \$1,000 Performance Deposit may be required at closing.
- Closing contingent on firm financing and equity and DCD approval of building plans.
- Rehabilitation must be complete within six months following closing; Buyer to provide Certificate of Occupancy for all uses.
- Buyers must conform to 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. Brokers may contact 414-286-5730 for access to building.

**Submittal:** 1) "Proposal Summary" (on website) fully completed and submitted through licensed broker and  
 2) Detailed Scope of Work for renovation. Preliminary building and site plans required for demolition and new construction.  
 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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