

# Office/Commercial Use Wanted

## 4345-47 West Fond du Lac Avenue

### Sunset Heights Neighborhood



### \$50,000 ASKING PRICE

Property: Two-story, 5,302 SF multi-use building constructed in 1946.  
 Lot Area: 9,600 SF lot with side drive and 8± space parking lot.  
 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 in a timely manner.
- Restore and maintain façade along street frontage
- Start-up businesses must submit a business plan.

#### PREFERRED COMMERCIAL USES

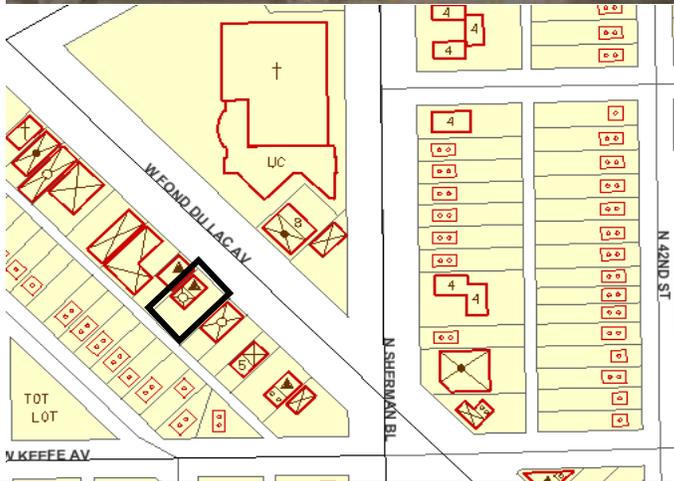
- Hardware/paint store; commercial service
- Daycare facility, general retail use, general service
- Professional offices or specialty office

**Note:** Property must be taxable and some uses 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)
- White Box Program: information at [www.milwaukee.gov/whitebox](http://www.milwaukee.gov/whitebox)
- 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 nearby business community and 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 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. Brokers may contact 414-286-5730 for access to building.

**SUBMITTAL:** 1) "Proposal Summary" on website at [www.city.milwaukee.gov/CRE](http://www.city.milwaukee.gov/CRE) must be fully completed and submitted through licensed broker and  
 2) Detailed Scope of Work for renovation (façade rendering may be requested later).

Proposals will be accepted beginning on or before **February 25, 2015** at Real Estate Section, Department of City Development, 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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